

City Hall
80 Broad Street
December 19, 2017
5:00 p.m.
AS AMENDED

CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Lewis

C. Pledge of Allegiance

D. Presentations and Recognitions

E. Public Hearings

1. An ordinance amending Ordinance No. 2007-232 in order to supplement the plan for the redevelopment of such area by including as a Redevelopment Project in such Ordinance affordable housing as defined at Section 31-6-30(6), South Carolina Code of Laws, 1976, **(AS AMENDED.) (SECOND READING)**
2. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 10 Society Street and two vacant parcels on Society Street (Peninsula) (0.62 acre) (TMS #458-01-04-002, 458-01-04-004 and 458-01-04-021) (Council District 1), be rezoned from General Business (GB) classification to Mixed-Use/Workforce Housing (MU-2/WH) classification. The property is owned by Leonard Storage Co, Inc and John T. Leonard, Inc.
3. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 32 Laurens Street and a vacant parcel on Laurens Street (Peninsula) (1.32 acres) (TMS #458-01-04-003 and 458-01-02-017) (Council District 1), be rezoned from General Business (GB) and Light Industrial (LI) classifications to Mixed-Use/Workforce Housing (MU-2/WH) classification. The property is owned by Roy F. Cole, Jr. et al.
4. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 3265 Maybank Highway (Johns Island) (1.40 acres) (TMS #279-00-00-205) (Council District 5), be rezoned from Commercial Transitional (CT) classification to General Office (GO) classification. The property is owned by George Gratzick.
5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that West Ashley Circle at Glenn McConnell Parkway (West Ashley) (approximately 21.76 acres) (a portion of TMS# 301-00-00-027) (Council District 5), be rezoned from Gathering Place (GP) classification to General Business (GB)

classification. The property is owned by Whitfield Construction Company.

6. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Clements Ferry Road at I-526 (Cainhoy) (approximately 67.98 acres) (TMS #271-00-02-024, 271-00-02-025, 271-00-02-026 and 271-00-02-069) (Council District 1), be rezoned from Gathering Place (GP) classification to General Business (GB) classification. The property is owned by Hotel Holdings LLC, SCT Properties LLC and Joka III LLC.
7. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1849 Westfield Road (West Ashley) (0.49 acre) (TMS #350-10-00-124) (Council District 5), annexed into the City of Charleston November 28, 2017 (#2017-143), be zoned Single-Family Residential (SR-1) classification. The property is owned by Ann and Seth Bomgren.
8. An ordinance to amend Section 54- 943(c) of the Code of the City of Charleston (Zoning Ordinance) to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to council to a simple majority of a quorum of the City Council **(AS AMENDED). (SECOND READING) (The Planning Commission recommends disapproval; requires a ¾ vote of City Council.)**

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. November 28, 2017
2. December 11, 2017 (*Deferred*)

H. Citizens Participation Period

I. Petitions and Communications:

- i. Low Battery Design Update

ii. Act on request to close a portion of Sheppard Street

J. Council Committee Reports:

1. **Committee on Public Works and Utilities: (Meeting was held on Tuesday, December 19, 2017 at 3:00 p.m.)**

a. Acceptance and Dedication of Rights-of-Way and Easements

- i. Ashley Park, Phase 5** – Abandonment of a portion of a drainage easement in Ashley Park, Phase 5.
 - Abandonment of Drainage Easement
 - Exclusive Stormwater Drainage Easement
 - Plat
- ii. Ashley Park, Phase 5** – Acceptance and Dedication of a new drainage easement in Ashley Park, Phase 5.
 - Exclusive Stormwater Drainage Easement
 - Plat
- iii. South Point, Phase 2** – Dedication and Acceptance of an extension of Hatchet Bay Drive (R/W varies, 360 LF). All infrastructures with the exception of the sidewalks have been completed. The sidewalks have been bonded.
 - Title of Real Estate
 - Affidavit for Taxable or Exempt Status
 - Exclusive Stormwater Drainage Easement
 - Plat
- iv. Ashley River Residences** - Abandonment of a portion of a 40' drainage easement at Ashley River Residences.
 - Abandonment of Drainage Easement

2. Committee on Ways and Means:

(Bids and Purchases)

(Office of Cultural Affairs: Approval to accept funds from the Gaylord and Dorothy Donnelley Foundation in the amount of \$17,500. Funds will be used to support the City's 2017-2018 festival season (MOJA Arts Festival, Free Verse Poetry Festival and the Piccolo Spoleto Festival). Due to time constraints, this grant award was accepted on December 15, 2017. No City match is required.

(Mayor's Office for Children Youth and Families: Approval to submit a grant application for \$20,000 from Youth Volunteer Corps Headquarters to continue success and sustainability through increased youth volunteers, service projects and volunteer hours. No City match is required.

(Traffic and Transportation: Approval of the City's share of matching funds in the amount of \$400,000 for the ReThink Folly Road Project submitted by Charleston County to CHATS. The match will come from 2018 Hospitality funds.

(Request approval for the Mayor to execute:

- on behalf of the City a Quitclaim Deed to the Commissioners of Public Works [Ordinance], and
- The Commissioners of Public Works Quitclaim Deed to the City to correct a deed transfer contemplated in the 2015 Memorandum of Understanding between the City and CPW relating to a parcel SCDOT transferred to the City which contains CPW infrastructure

(Grace Bridge Street and Morrison Drive; a portion of both: 459-06-01-072 and 459-06-01-071)

The property is owned by the City of Charleston.

(Request approval to execute:

- the First Amendment to Lease Agreement with Charleston Digital Corridor extending the lease initial term and extended terms, and to allow for an increase in square footage and parking [Ordinance]
- the License Agreement whereby the City will temporarily use property leased to Charleston Digital Corridor for a park-and-ride facility
(999 Morrison Drive; TMS: 461-13-01-038)

The property is owned by the City of Charleston.

(Request approval to execute the Temporary License Agreement for Park and Ride Operation whereby CARTA will operate a park and ride parking lot and provide shuttle service to and from 999 Morrison Drive and the Central Business District (999 Morrison Drive: TMS: 461-13-01-038)

(Request approval to execute the First Amendment to Public Infrastructure Improvements Agreement whereby extending the notice period when Ashley River Investors, LLC may terminate the current lease from 45 days to 36 months prior to the effective date of termination. The property is owned by the City of Charleston. [Ordinance]

(Request approval to execute the First Amendment to the Magnolia Development Agreement to include Ashley I, Ashley II, and the ARI Affiliates as parties to the Development Agreement, to reflect the current Property Owners with respect to the Magnolia Property, update the Development Schedule, reset the Commencement Date, and clarify certain other matters included in the Development Agreement. [Ordinance] (TMS: 464-00-00-012, 464-00-00-029, 466-00-00-019, 466-00-00-028, 466-00-00-029, 466-00-00-030, 466-00-00-031, 466-00-00-035, 466-00-00-036, 466-00-00-049, 464-00-00-025, 464-00-00-026, 464-00-00-028, 464-00-00-039, 464-00-00-040, 464-13-00-013, 464-13-00-012, 464-13-00-011, 464-00-00-008, 464-13-00-023, 466-00-00-016, 466-00-00-017, 466-00-00-018, 466-00-00-032, 466-00-00-033, 466-00-00-034, 466-00-00-037, 466-00-00-044, 466-00-00-046, 466-00-00-051, 460-00-00-002, 466-00-00-021, 464-14-00-136 and 464-00-00-019)

(Consider the following annexation:

- 1 Riverdale Drive (TMS#418-14-00-080) 0.26 acre, West Ashley (District 11). The property is owned by Maho Holdings LLC.

Give first reading to the following bills coming from Ways and Means:

An ordinance authorizing the Mayor to execute on behalf of the City a Quitclaim Deed to the Commissioners of Public Works of the City of Charleston pertaining to that certain property designated as "REVERTER PARCEL AS DEFINED BY C,H,I,J,D,C 0.164 ACRES" and shown as contained between the lines running between the points designated C, H, I, J, D and C on a plat entitled "PLAT SHOWING THE PROPERTY LINE ADJUSTMENT TMS PARCEL 459-06-01-072 & 459-06-01-071 AND NEW REVERTER PARCEL GRACE BRIDGE STREET & MORRISON DRIVE CITY OF CHARLESTON CHARLESTON COUNTY, S.C." by Lewis Smith Moore, p.l.s. no. 21621, dated February 9, 2017, revised October 23, 2017 of record in the RMC Office for Charleston County, South Carolina and also that certain property contained between the lines running between

the points designated s, c, d, e and s on the aforementioned plat.

An ordinance authorizing the Mayor to execute on behalf of the City a First Amendment to Lease Agreement pertaining to the Lease Agreement between the City and the Charleston Digital Corridor Foundation of property located at 999 Morrison Drive.

An ordinance authorizing the Mayor to execute on behalf of the City a First Amendment to the Public Infrastructure Improvements Agreement with Ashley River Investors, LLC pertaining to the construction and funding of public infrastructure improvements in the Charleston Neck Redevelopment Project area with Tax Increment Fund Bond Proceeds and Tax Increment Fund Revenues.

An ordinance authorizing the Mayor to execute on behalf of the City a First Amendment to the Development Agreement between the City and Ashley River Investors, LLC, St. Matthews Lutheran Church and the Bishop of Charleston pertaining to lands located in upper peninsula area of the City comprising approximately 326 acres and bearing Charleston County Tax Map Numbers 464-00-00-012, 464-00-00-029, 466-00-00-019, 466-00-00-028, 466-00-00-029, 466-00-00-030, 466-00-00-031, 466-00-00-035, 466-00-00-036, 466-00-00-049, 464-00-00-025, 464-00-00-026, 464-00-00-028, 464-00-00-039, 464-00-00-040, 464-13-00-013, 464-13-00-012, 464-13-00-011, 464-00-00-008, 464-13-00-023, 466-00-00-016, 466-00-00-017, 466-00-00-018, 466-00-00-032, 466-00-00-033, 466-00-00-034, 466-00-00-037, 466-00-00-044, 466-00-00-046, 466-00-00-051, 460-00-00-002, 466-00-00-021, 464-14-00-136 and 464-00-00-019.

An ordinance to provide for the annexation of property known as 1 Riverdale Drive (0.26 acre) (TMS# 418-14-00-080), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by Maho Holdings LLC.

K. Bills up for Second Reading:

1. *An ordinance providing for the distribution of funds for fiscal year 2017 generated by the Municipal Accommodations Fee as required by Ordinance No. 1996-18.*
2. *An ordinance providing for the distribution of funds for fiscal year 2018 generated by the Municipal Accommodations Fee as required by Ordinance No. 1996-56.*
3. *An ordinance to make appropriations to meet the liabilities of the City of Charleston for the fiscal year ending December 31, 2018. (AS AMENDED)*
4. *An ordinance to raise funds for the fiscal year ending December 31, 2018 and to meet the appropriation of \$211,967,306 authorized by Ordinance 2017-_____ ratified the 19th day of December, 2017. (AS AMENDED)*
5. *An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 19,*

Section 270 to provide further clarification on residential parking district decal issuance.
(AS AMENDED)

6. *An ordinance to provide for the annexation of property known as 1419 Adele Street (0.10 acre) (TMS# 351-07-00-046), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 7. The property is owned by John Kerr.*
7. *An ordinance to amend Section 54-420 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to add provisions allowing the repair, replacement or relocation of non-conforming off premises signs along interstate system roads under certain conditions.*
8. *An ordinance to provide for the annexation of property known as Oakville Plantation Road (approximately 18.61 acres) (TMS# 317-00-00-007), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Keith W. Lackey et al. (DEFERRED)*
9. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by revising Section 54-220 (B) (1) (E) (15) pertaining to limits on the number of rooms in facilities. (DEFERRED FOR PUBLIC HEARING)*
10. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 221 Spring Street, 194 Cannon Street and adjacent zoned right-of-way (Peninsula) (approximately 2.379 acres) (TMS #460-10-04-011, 460-10-04-013) (Council District 6), be rezoned so as to be included in the Accommodations Overlay (A) classification designated as "A-7": 175 room maximum. (DEFERRED FOR PUBLIC HEARING)*
11. *An ordinance to amend Ordinance No. 2017-083, establishing a Temporary Moratorium on the acceptance or processing of applications pertaining to properties on James Island located in non-residentially zoned districts that exceed 4 units or 25,000 square feet, so as to extend the expiration date of the Temporary Moratorium until December 31, 2017. (DEFERRED FOR PUBLIC HEARING)*
12. *An ordinance to amend Ordinance No. 2017-060 that established a Temporary Moratorium on the acceptance or processing of applications for new construction on properties located in the 100 year floodplain within the Church Creek Drainage Basin for an additional period of six months. (DEFERRED FOR PUBLIC HEARING)*
13. *An ordinance to provide for the annexation of property known as property on Bees Ferry Road (approximately 17.13 acres) (a portion of TMS# 286-00-00-040), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Julia E Bradham, Margaret Bradham Thornton and John M. Bradham. (DEFERRED)*

14. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Bees Ferry Road (West Ashley) (approximately 17.13 acres) (a portion of TMS #286-00-00-040) (Council District 5), be zoned Limited Business (LB) classification. The property is owned by Julia E. Bradham et al. (DEFERRED FOR PUBLIC HEARING)*
15. *An ordinance to provide for the annexation of property known as 251 Louise P. Gardner Street (0.10 acre) (TMS# 343-03-00-246), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by Christopher DiMattia. (DEFERRED)*
16. *An ordinance to provide for the annexation of property known as property on Folly Road and Grimball Road Extension (approximately 10.0 acres) (TMS# 427-00-00-020, 039, 106, 110, 111), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 6. The property is owned by the Estate of Willie Moultrie et al. (DEFERRED)*
17. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property on Folly Road and Grimball Road Extension (James Island) (approximately 10.0 acres) (TMS #427-00-00-020, 039, 106, 110 and 111) (Council District 6), be zoned Limited Business (LB) classification and Folly Road (FR) Overlay Zone classification. The property is owned by Willie B. Moultrie Trustee. (DEFERRED FOR PUBLIC HEARING)*

M. Bills up for First Reading

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1 Riverdale Drive (West Ashley) (0.26 acre) (TMS #418-14-00-080) (Council District 11), be zoned Single-Family Residential (SR-1) classification. The property is owned by Maho Holdings LLC.
2. An ordinance authorizing the Mayor to execute on behalf of the City a Lease between the City, as Landlord, and Emanuel African American M.E. Church of Charleston, as tenant, pertaining to property owned by the City located at 113 Calhoun Street (DEFERRED)
3. An ordinance authorizing the Mayor to execute on behalf of the City Quit-Claim Deeds, approved as to form by the Office of Corporation Counsel, to the owners of those properties abutting each side of Hayne Street, running from Church Street to Anson Street, conveying to such owners one-half of the width of Hayne Street as said street abuts the respective owner's property, subject to any and all easements or other matters of record. (DEFERRED)
4. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Oakville Plantation Road

(Johns Island) (approximately 89.0 acres) (portions of TMS# 317-00-00-089 and 317-00-00-011) (Council District 5), be rezoned from Light Industrial (LI) classification to Rural Residential (RR-1) classification. The property is owned by Keith W. Lackey et al. (*DEFERRED*)

5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Oakville Plantation Road (Johns Island) (approximately 18.61 acres) (TMS #317-00-00-007) (Council District 5), be zoned Rural Residential and Conservation (RR-1 and C) classifications. The property is owned by Keith W. Lackey et al. (*DEFERRED*)

N. Miscellaneous Business:

1. The next regular meeting of City Council will be Tuesday, January 9, 2018 at 5:00 p.m. at City Hall, 80 Broad Street.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

HAYNSWORTH, SINKLER BOYD, PA
134 MEETING STREET, THIRD FLOOR
CHARLESTON SC 29401
Attn: Tammela A. Suggs

AFFIDAVIT OF PUBLICATION

The Post and Courier

State of South Carolina

County of Charleston

Personally appeared before me the undersigned advertising clerk of the above indicated newspaper published in the city of Charleston, county and state aforesaid, who, being duly sworn, says that the advertisement of

(copy attached)

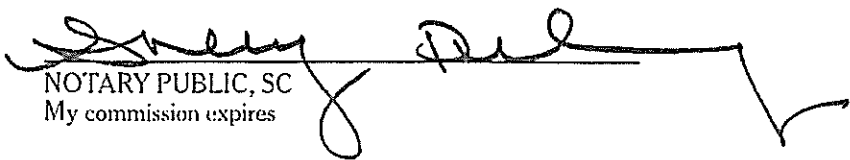
appeared in the issues of said newspaper on the following day(s):

12/01/17 Fri PC
12/01/17 Fri CNW

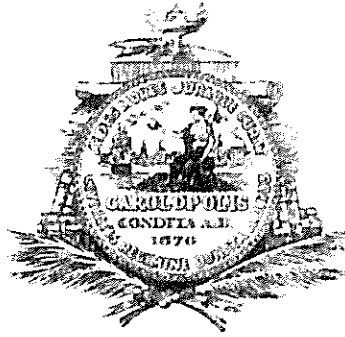
at a cost of \$230.70
Account# 107632
Order# 1640879
P.O. Number:

Subscribed and sworn to before
me this 6th day
of December
A.D. 2017


advertising clerk


NOTARY PUBLIC, SC
My commission expires

**NOTICE OF
PUBLIC HEARING**
By ordinance adopted December 18, 2007 (the "Ordinance"), City Council of the City of Charleston, South Carolina ("City Council") established the Cooper River Bridge Redevelopment Project Area (the "District") as permitted by the Tax Increment Financing Law (the "Act") set forth at Sections 31-6-10 to 31-6-120, Code of Laws of South Carolina, 1976, as amended.
As required by Section 31-6-80(B) of the Act, notice is hereby given that on Tuesday, December 19, 2017, at 5:00 p.m. at City Council Chambers, City Hall, 60 Broad Street, Charleston, South Carolina, City Council will conduct a public hearing on the approval of an amendment to the nature of the Redevelopment Plan of the District in order to identify Affordable Housing as a redevelopment project, pursuant to the provisions of Section 31-6-80 of the Act.
As required by Section 31-6-80(B) of the Act, notification is given that all interested persons will be given an opportunity to be heard at the public hearing.
As required by Section 31-6-80(F)(2) of the Act, the public infrastructure capital improvements which will supplement the Redevelopment Plan and redevelopment project in the Ordinance are improvements to include affordable housing projects to provide or support publicly owned affordable housing or public infrastructure projects to support privately owned affordable housing. "Affordable housing" means residential housing for rent or sale that is appropriately priced for rent or sale to a person or family whose income does not exceed eighty percent of the median income for the local area, with adjustments for household size, according to the latest figures available from the United States Department of Housing and Urban Development.
Funding for these projects is expected to come from a variety of sources and the availability of public or private moneys for one or more of these undertakings may beneficially affect the source of funding for the remaining improvements. The City expects incremental tax revenues and tax increment bonds of the District to be used to defray the cost of the above specific redevelopment projects as well as the other projects described in the Ordinance.
The Redevelopment Plan describes the City of Charleston's expectation that the investment of public money to provide the sort of facilities described above and in the Ordinance will make the area increasingly attractive for private investment. It is anticipated that as a result of the public investment in the District, blight, deterioration and other problems will be ameliorated and under-utilized and vacant buildings and properties will be rehabilitated. Please contact the Department of Economic Development for additional information about the redevelopment plan or to request a copy of such plan.
Vanessa Turner-Maybank
Clerk,
Charleston City Council
AD# 1640879



AN ORDINANCE

AMENDING ORDINANCE NO. 2007-232 IN ORDER TO SUPPLEMENT THE PLAN FOR THE REDEVELOPMENT OF SUCH AREA BY INCLUDING AS A REDEVELOPMENT PROJECT IN SUCH ORDINANCE AFFORDABLE HOUSING AS DEFINED AT SECTION 31-6-30(6), SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED.

INCIDENT TO THE ADOPTION OF THIS ORDINANCE, CITY COUNCIL MAKES THE FOLLOWING FINDINGS OF FACT:

1. During its 1984 Session, the General Assembly of South Carolina adopted the "Tax Increment Financing Law" codified at Section 31-6-10 to 31-6-120, Code of Laws of South Carolina, as amended (the "**Tax Increment Financing Law**").

2. Pursuant to the Tax Increment Financing Law, City Council of the City of Charleston ("**City Council**") by Ordinance No. 2007-232 established the Cooper River Bridge Redevelopment Project Area (the "**Redevelopment Project Area**") and established for that area a Cooper River Bridge Area Redevelopment Plan (the "**Redevelopment Plan**"), including redevelopment projects, all as contemplated by the Tax Increment Financing Law.

3. In 2008, shortly after adoption of Ordinance No. 2007-232 including, among other things, the Redevelopment Plan and the "Specific Public Investments" to be undertaken therein, the South Carolina General Assembly amended the definition of Redevelopment project at Section 31-6-30(6) of the Tax Increment Financing Law by adding the following:

A redevelopment project for purposes of this chapter also includes affordable housing projects where all or a part of new property tax revenues generated in the tax increment financing district are used to provide or support publicly owned affordable housing in the district or is used to provide infrastructure projects to support privately owned affordable housing in the district. The term "affordable housing" as used herein means residential housing for rent or sale that is appropriately priced for rent or sale to a person or family whose income does not exceed eighty percent of the median income for the local area, with adjustments for household size, according to the latest figures available from the United States Department of Housing and Urban Development (HUD).

4. City Council is permitted by Section 31-6-80(F)(2) of the Tax Increment Financing Law to make changes to the redevelopment plan by amending the Specific Public Improvements set forth therein.

5. Pursuant to Section 31-6-80(F)(2) and 31-6-30(6) of the Tax Increment Financing Law, City Council has determined to identify Affordable Housing as an additional public infrastructure

improvement to be included in Ordinance No. 2007-232 as a redevelopment project, the cost of which may be defrayed from incremental tax revenues.

6. Therefore, it is now appropriate and necessary in order to proceed with this supplement to Ordinance No. 2007-232.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, SOUTH CAROLINA:

SECTION 1. City Council confirms all the findings of fact contained in the recitals of this Ordinance.

SECTION 2. City Council affirms the Redevelopment Plan previously adopted in Ordinance 2007-232 setting forth the need and the proposed use of tax increment financing in relationship to the Redevelopment Plan.

SECTION 3. City Council approves the supplement to the redevelopment projects as set forth in Exhibit A attached hereto to be included with those set forth in the Redevelopment Plan as originally approved in Ordinance No. 2007-232.

SECTION 4. As required by Section 31-6-80(B) of the Tax Increment Financing Law, a public hearing was held December 19, 2017, after publication of notice of such hearing in the *Post & Courier* and *The Chronicle* on December 1, 2017. The form of such notice is set forth at Exhibit B.

SECTION 5. As required by Section 31-6-80 of the Tax Increment Financing Law, notice of the adoption of this ordinance shall be published in the *Post & Courier*, a newspaper having general circulation in the affected taxing districts. The form of such notice is set forth at Exhibit C.

SECTION 6. Let a copy of this ordinance and its exhibits be mailed to representatives of Charleston County, the Charleston County School District, the Charleston County Aviation Authority and the Charleston County Parks and Recreation Commission.

SECTION 7. This Ordinance shall become effective upon ratification.

Ratified in City Council this 19th day of December, 2017

By: _____
John J. Tecklenburg,
Mayor, City of Charleston

ATTEST: _____
Vanessa Turner Maybank,
Clerk, City of Charleston

[illegible]

I, the undersigned, Clerk of City Council of Charleston, South Carolina, DO HEREBY CERTIFY:

That the foregoing is a true, correct and verbatim copy of an Ordinance unanimously adopted by the said City Council, having been read at two duly called and regularly held meetings at which a quorum attended and remained throughout on each of September 13 and December 19, 2017.

That the said Ordinance is now in full force and effect and has not been modified, amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my Hand this ____ day of December, 2017.

Clerk of City Council of the City of Charleston,
South Carolina

REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT

The Redevelopment Plan contained in Ordinance No. 2007-232 is hereby amended to include affordable housing projects to provide or support publicly owned affordable housing or public infrastructure projects to support privately owned affordable housing. "Affordable housing" means residential housing for rent or sale that is appropriately priced for rent or sale to a person or family whose income does not exceed eighty percent of the median income for the local area, with adjustments for household size, according to the latest figures available from the United States Department of Housing and Urban Development, or such other amount as shall be set forth in the definition of Affordable housing appearing at Section 31-6-30(6), South Carolina Code of Laws, 1976 as amended.

EXHIBIT B

NOTICE OF PUBLIC HEARING

By ordinance adopted December 18, 2007 (the "Ordinance"), City Council of the City of Charleston, South Carolina ("City Council") established the Cooper River Bridge Redevelopment Project Area (the "District" or the "Project Area") as permitted by the Tax Increment Financing Law (the "Act") set forth at Sections 31-6-10 to 31-6-120, Code of Laws of South Carolina, 1976, as amended.

As required by Section 31-6-80(B) of the Act, notice is hereby given that on Tuesday, December 19, 2017, at 5:00 p.m. at City Council Chambers, City Hall, 80 Broad Street, Charleston, South Carolina, City Council will conduct a public hearing on the approval of amendments to the nature of the Redevelopment Plan of the District established by the Ordinance, including redevelopment projects, pursuant to the provisions of Section 31-6-80 of the Act.

As required by Section 31-6-80(B) of the Act, notification is given that all interested persons will be given an opportunity to be heard at the public hearing.

As required by Section 31-6-80(F)(2) of the Act, the public infrastructure capital improvements which will supplement the Redevelopment Plan and redevelopment project in the Ordinance are improvements to include affordable housing projects to provide or support publicly owned affordable housing or public infrastructure projects to support privately owned affordable housing. "Affordable housing" means residential housing for rent or sale that is appropriately priced for rent or sale to a person or family whose income does not exceed eighty percent of the median income for the local area, with adjustments for household size, according to the latest figures available from the United States Department of Housing and Urban Development.

Funding for these projects is expected to come from a variety of sources and the availability of public or private moneys for one or more of these undertakings may beneficially affect the source of funding for the remaining improvements. The City expects incremental tax revenues and tax increment bonds of the District to be used to defray the cost of the above specific redevelopment projects as well as the other projects described in the Ordinance.

The Redevelopment Plan describes the City of Charleston's expectation that the investment of public money to provide the sort of facilities described above and in the Ordinance will make the area increasingly attractive for private investment. It is anticipated that as a result of the public investment in the District, blight, deterioration and other problems will be ameliorated and under-utilized and vacant buildings and properties will be rehabilitated. Please contact the Department of Economic Development for additional information about the redevelopment plan or to request a copy of such plan.

/s/ Vanessa Turner Maybank
Clerk, Charleston City Council

NOTICE OF ADOPTION OF ORDINANCE

Notice is hereby given that by Ordinance effective December 19, 2017, the City Council of the City of Charleston has approved an amendment to the Cooper River Bridge Area Redevelopment Plan.

Notice is further given that the provisions of Section 31-6-80, Code of Laws of South Carolina, 1976, provide that any interested party may, within twenty days after the date of publication of this notice of adoption of the redevelopment plan, but not afterwards, challenge the validity of such adoption by action de novo in the Court of Common Pleas of Charleston County.

By order of the City Council of the City of Charleston.

Vanessa Turner Maybank
Clerk, City of Charleston, South Carolina

Date of Publication:

December 20, 2017

PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, December 19, 2017 beginning at 5:00 p.m. at City Hall, 80 Broad Street, on the request that the Zoning Ordinance of the City of Charleston be changed in the following respects:

REZONINGS

1. To rezone 10 Society Street and two vacant parcels on Society Street (*Peninsula*) (0.62 acre) (TMS# 458-01-04-002, 004 & 021) from General Business (GB) classification to Mixed Use/Workforce Housing (MU-2/WH) classification.
2. To rezone 32 Laurens Street and a vacant parcel on Laurens Street (*Peninsula*) (1.32 acres) (TMS# 458-01-04-003 & 458-01-02-017) from General Business (GB) and Light Industrial (LI) classifications to Mixed Use/Workforce Housing (MU-2/WH) classification.
3. To rezone 3265 Maybank Highway (*Johns Island*) (1.40 acres) (TMS# 279-00-00-205) from Commercial Transitional (CT) classification to General Office (GO) classification.
4. To rezone West Ashley Circle at Glenn McConnell Parkway (*West Ashley*) (Approx. 21.76 acres) (A portion of TMS# 301-00-00-027) from Gathering Place (GP) classification to General Business (GB) classification.
5. To rezone property located on Clements Ferry Road at I-526 (*Cainhoy*) (Approximately 67.98 acres) (TMS# 271-00-02-024, 025, 026 & 069) from Gathering Place (GP) classification to General Business (GB) classification.

ZONINGS

To zone the following property annexed into the City of Charleston:

1. 1849 Westfield Road (*West Ashley*) (0.49 acre) (TMS# 350-10-00-124) Single-Family Residential (SR-1).

ORDINANCE AMENDMENTS

1. To amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to a simple majority of a quorum of the City Council. **(The Planning Commission recommends disapproval.)**

VANESSA TURNER MAYBANK
Clerk of Council

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON

PLANNING COMMISSION MEETING REPORT

MEETING OF NOVEMBER 15, 2017

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, November 15, 2017** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONINGS

1. **10 Society and two vacant parcels on Society St (Peninsula) TMS# 4580104002, 004 & 021** – 0.62 ac. Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-2/WH).

RECOMMENDED APPROVAL

2. **32 Laurens St and a vacant parcel on Laurens St (Peninsula) TMS# 4580104003 & 4580102017** – 1.32 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed Use/Workforce Housing (MU-2/WH).

RECOMMENDED APPROVAL

3. **Oakville Plantation Rd (Johns Island) TMS# 3170000089 & 011 (portions)** – approx. 89.0 ac. Request rezoning from Light Industrial (LI) to Rural Residential (RR-1).

DEFERRED BY APPLICANT

4. **3265 Maybank Hwy (Johns Island) TMS# 2790000205** – 1.40 ac. Request rezoning from Commercial Transitional (CT) to General Office (GO).

RECOMMENDED APPROVAL

5. **West Ashley Cir at Glenn McConnell Pkwy (West Ashley) TMS# 3010000027 (a portion)** – approx. 21.76 ac. Request rezoning from Gathering Place (GP) to General Business (GB).

RECOMMENDED APPROVAL

6. **217 Ashley Ave (Peninsula) TMS# 4601104080** – 0.33 ac. Request rezoning from Diverse Residential (DR-2F) to Limited Business (LB).

DEFERRED BY APPLICANT

SUBDIVISIONS

1. **Fairbanks Drive (Daniel Island) TMS# 2710000010 & 012** – 16.78 ac. 90 lots. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).

DEFERRED BY PLANNING COMMISSION

2. **Central Park Cluster Development (Central Park Road – James Island) TMS# 3400300007** – 10.35 ac. 39 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

APPROVED WITH CONDITIONS

3. **Cainhoy Office & Retail Park (Clements Ferry Road – Cainhoy) TMS# 2620000008** – 31.52 ac. 16 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).

APPROVED

4. **Woodbury Park, Phases 3A & 3B (Hollydale Court – Johns Island) TMS# 3130000023 & 048** – 43.97 ac. 34 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

DEFERRED BY APPLICANT

5. **Produce Lane (Johns Island) TMS# 3130000152, 153, 154, 157, 158** – 7.36 ac. 34 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-2) and General Business (GB).

DEFERRED BY APPLICANT

6. **Bermuda Pointe (Ashley River Road – West Ashley) TMS# 3550700006 & 012** – 4.6 ac. 35 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-12), Limited Business (LB), General Business (GB).

DEFERRED BY APPLICANT

ZONINGS

1. **1849 Westfield Rd (West Ashley) TMS# 3501000124** – 0.49 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

2. **Oakville Plantation Rd (Johns Island) TMS# 3170000007** – approx. 18.61 ac. Request zoning of Rural Residential (RR-1) and Conservation (C). Zoned Single-Family Residential (R-4) in Charleston County.

DEFERRED BY APPLICANT

3. **Folly Rd and Grimball Road Ext (James Island) TMS# 4270000020, 039, 106, 110 & 111** – approx. 10.0 ac. Request zoning of Limited Business (LB). Zoned Folly Road Corridor Overlay District (OD-FRC) in Charleston County.

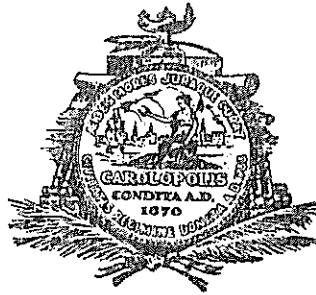
DEFERRED BY APPLICANT

ORDINANCE AMENDMENT

1. Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) **to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to a simple majority of a quorum of the City Council.**

RECOMMENDED DISAPPROVAL

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.



Ratification
Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 10 SOCIETY STREET AND TWO VACANT PARCELS ON SOCIETY STREET (PENINSULA) (0.62 ACRE) (TMS #458-01-04-002, 458-01-04-004 AND 458-01-04-021) (COUNCIL DISTRICT 1), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO MIXED-USE/WORKFORCE HOUSING (MU-2/WH) CLASSIFICATION. THE PROPERTY IS OWNED BY LEONARD STORAGE CO, INC AND JOHN T. LEONARD, INC.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from General Business (GB) classification to Mixed-Use/Workforce Housing (MU-2/WH) classification.

Section 2. The property to be rezoned is described as follows:

10 Society Street and two vacant parcels on Society Street (Peninsula) (0.62 acre) (TMS #458-01-04-002, 458-01-04-004 and 458-01-04-021)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____
in the Year of Our Lord
_____, in the _____ Year of Independence
of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Vanessa Turner Maybank
Clerk of Council

Rezoning 1

10 Society and two vacant parcels
on Society St (Peninsula)

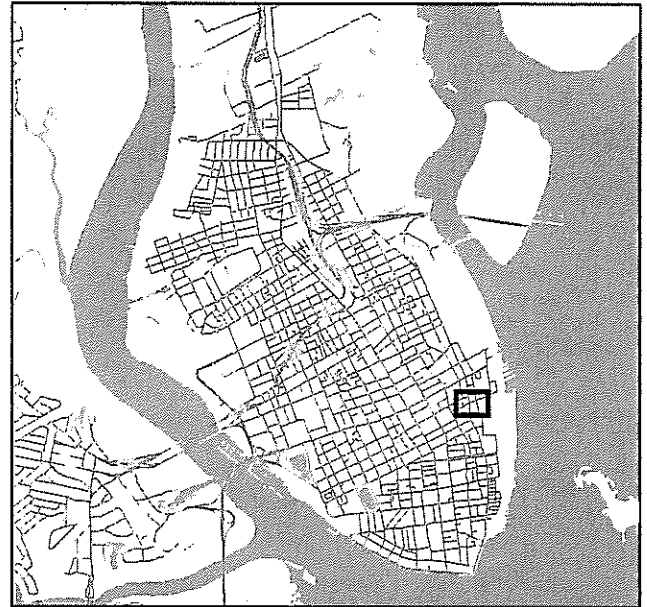
TMS# 4580104002, 004 & 021

0.62 ac.

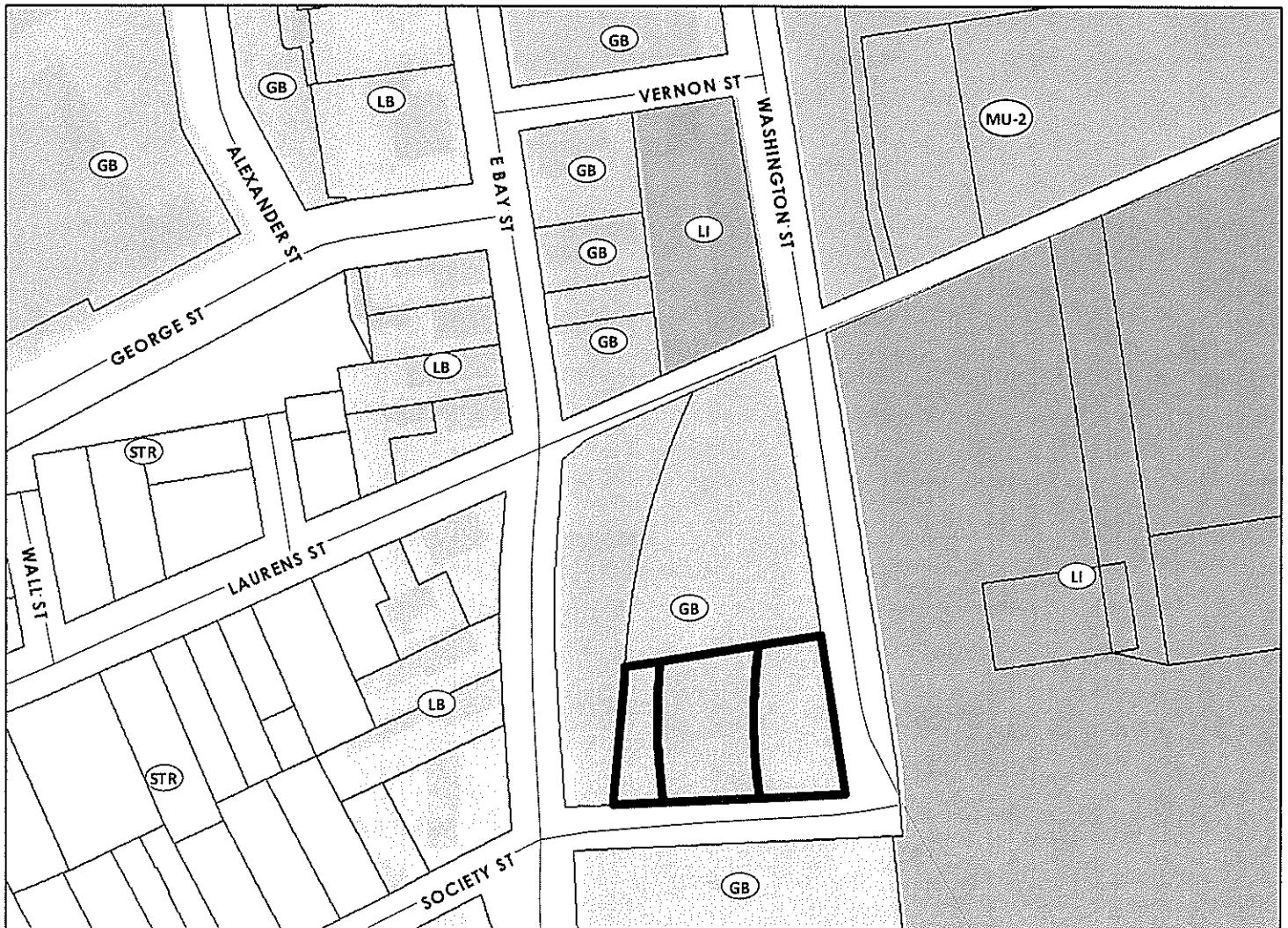
Request rezoning from General Business (GB)
to Mixed Use/Workforce Housing (MU-2/WH).

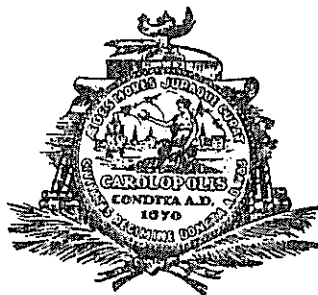
Owner: Leonard Storage Co, Inc; John T. Leonard, Jr, Inc
Applicant: Southern Land Co

AFCI



Location





Ratification
Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 32 LAURENS STREET AND A VACANT PARCEL ON LAURENS STREET (PENINSULA) (1.32 ACRES) (TMS #458-01-04-003 AND 458-01-02-017) (COUNCIL DISTRICT 1), BE REZONED FROM GENERAL BUSINESS (GB) AND LIGHT INDUSTRIAL (LI) CLASSIFICATIONS TO MIXED-USE/WORKFORCE HOUSING (MU-2/WH) CLASSIFICATION. THE PROPERTY IS OWNED BY ROY F. COLE, JR. ET AL.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from General Business (GB) and Light Industrial (LI) classifications to Mixed-Use/Workforce Housing (MU-2/WH) classification.

Section 2. The property to be rezoned is described as follows:

32 Laurens Street and a vacant parcel on Laurens Street (Peninsula) (1.32 acres) (TMS #458-01-04-003 and 458-01-02-017)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____
in the Year of Our Lord
_____, in the _____ Year of Independence
of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Vanessa Turner Maybank
Clerk of Council

Rezoning 2

32 Laurens St and a vacant parcel
on Laurens St (Peninsula)

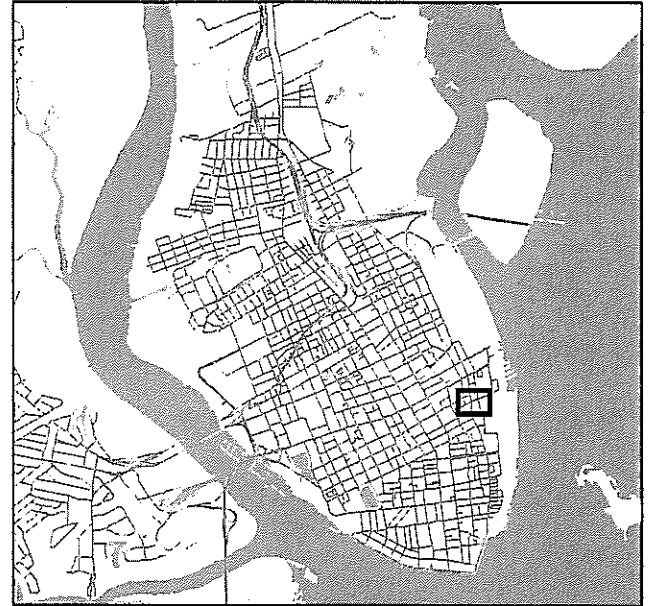
TMS# 4580104003 & 4580102017

1.32 ac.

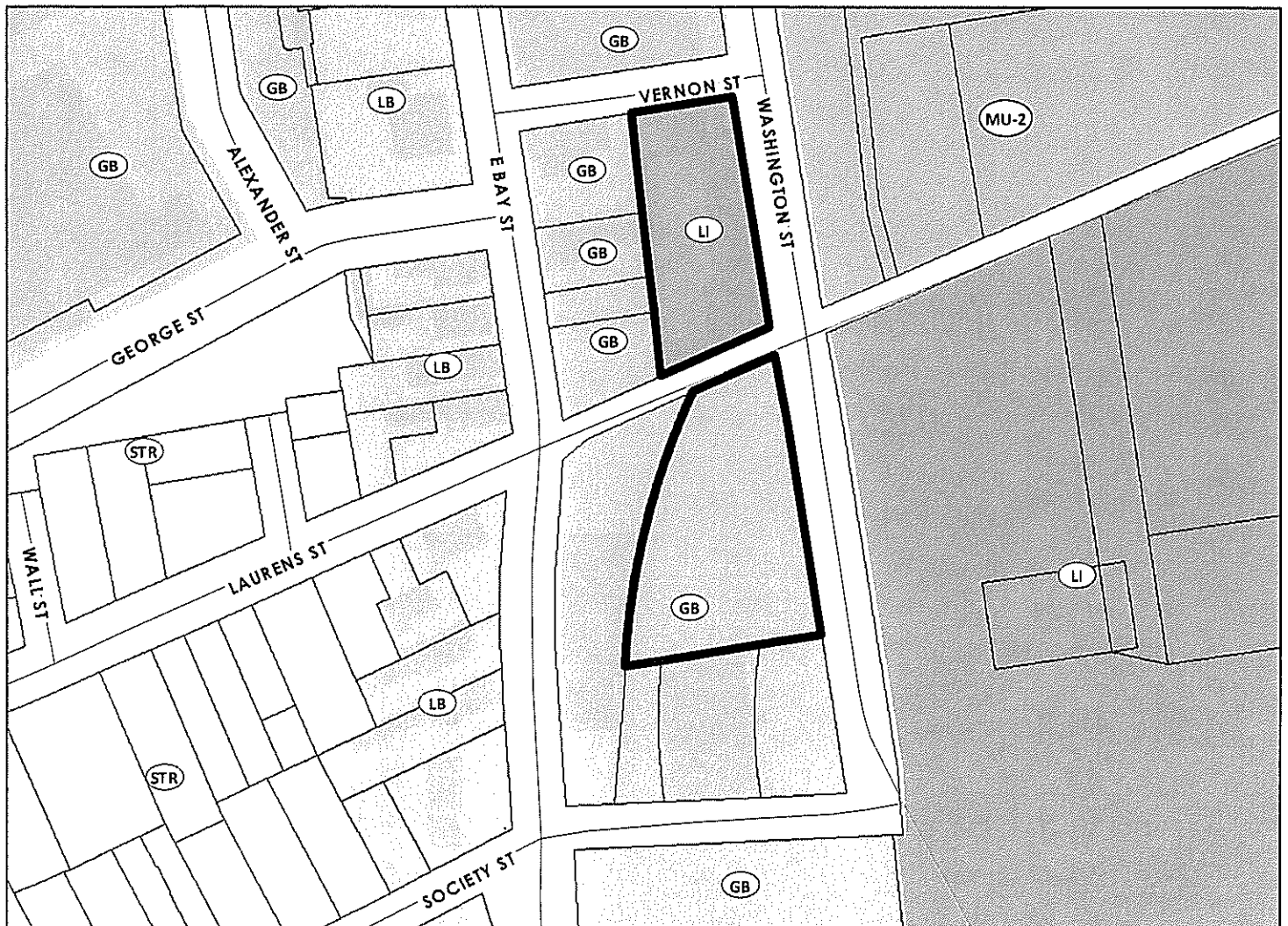
Request rezoning from General Business (GB)
and Light Industrial (LI)
to Mixed Use/Workforce Housing (MU-2/WH).

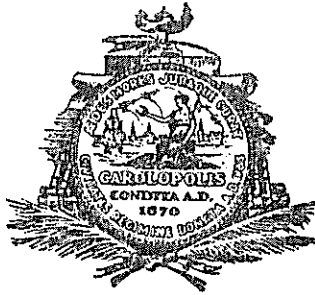
Owner: Multiple Owners
Applicant: Southern Land Co

Area



Location





Ratification
Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 3265 MAYBANK HIGHWAY (JOHNS ISLAND) (1.40 ACRES) (TMS #279-00-00-205) (COUNCIL DISTRICT 5), BE REZONED FROM COMMERCIAL TRANSITIONAL (CT) CLASSIFICATION TO GENERAL OFFICE (GO) CLASSIFICATION. THE PROPERTY IS OWNED BY GEORGE GRATZICK.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Commercial Transitional (CT) classification to General Office (GO) classification.

Section 2. The property to be rezoned is described as follows:
3265 Maybank Highway (Johns Island) (1.40 acres) (TMS #279-00-00-205)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____
in the _____ Year of Our Lord
_____, in the _____ Year of Independence
of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Vanessa Turner Maybank
Clerk of Council

Rezoning 4

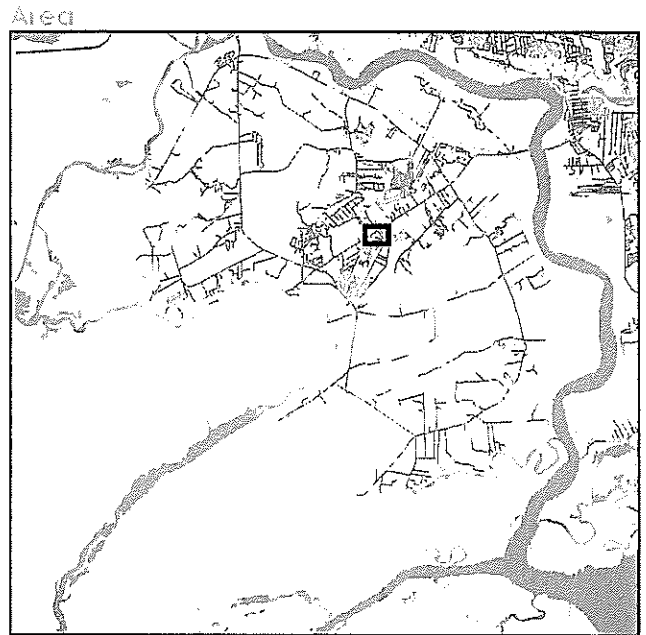
3265 Maybank Hwy (Johns Island)

TMS# 2790000205

1.40 ac.

Request rezoning from Commercial Transitional (CT)
to General Office (GO).

Owner/Applicant: George Gratzick



Location





Ratification
Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT WEST ASHLEY CIRCLE AT GLENN MCCONNELL PARKWAY (WEST ASHLEY) (APPROXIMATELY 21.76 ACRES) (A PORTION OF TMS# 301-00-00-027) (COUNCIL DISTRICT 5), BE REZONED FROM GATHERING PLACE (GP) CLASSIFICATION TO GENERAL BUSINESS (GB) CLASSIFICATION. THE PROPERTY IS OWNED BY WHITFIELD CONSTRUCTION COMPANY.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Gathering Place (GP) classification to General Business (GB) classification.

Section 2. The property to be rezoned is described as follows:

West Ashley Circle at Glenn McConnell Parkway (West Ashley) (approximately 21.76 acres) (a portion of TMS# 301-00-00-027)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord _____, in the _____ Year of Independence of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Vanessa Turner Maybank
Clerk of Council

Rezoning 5

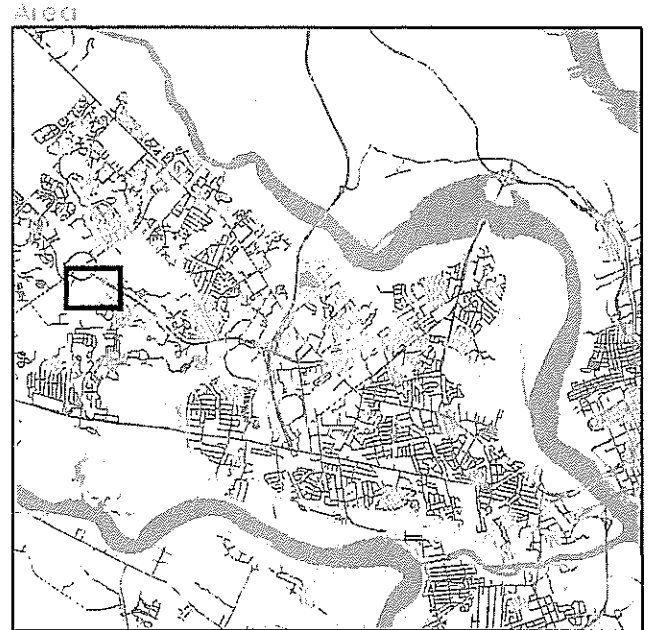
West Ashley Cir at Glenn McConnell Pkwy
(West Ashley)

TMS# 3010000027 (a portion)

approx. 21.76 ac.

Request rezoning from Gathering Place (GP)
to General Business (GB).

Owner: Whitfield Construction Co
Applicant: White Point Partners LLC



Location





Ratification
Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON CLEMENTS FERRY ROAD AT I-526 (CAINHOY) (APPROXIMATELY 67.98 ACRES) (TMS #271-00-02-024, 271-00-02-025, 271-00-02-026 AND 271-00-02-069) (COUNCIL DISTRICT 1), BE REZONED FROM GATHERING PLACE (GP) CLASSIFICATION TO GENERAL BUSINESS (GB) CLASSIFICATION. THE PROPERTY IS OWNED BY HOTEL HOLDINGS LLC, SCT PROPERTIES LLC AND JOKA III LLC.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Gathering Place (GP) classification to General Business (GB) classification.

Section 2. The property to be rezoned is described as follows:
property located on Clements Ferry Road at I-526 (Cainhoy) (approximately 67.98 acres) (TMS #271-00-02-024, 271-00-02-025, 271-00-02-026 and 271-00-02-069)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____
in the _____ Year of Our Lord
_____, in the _____ Year of Independence
of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Vanessa Turner Maybank
Clerk of Council

Rezoning 3

Clements Ferry Road at I-526 (Cainhoy)

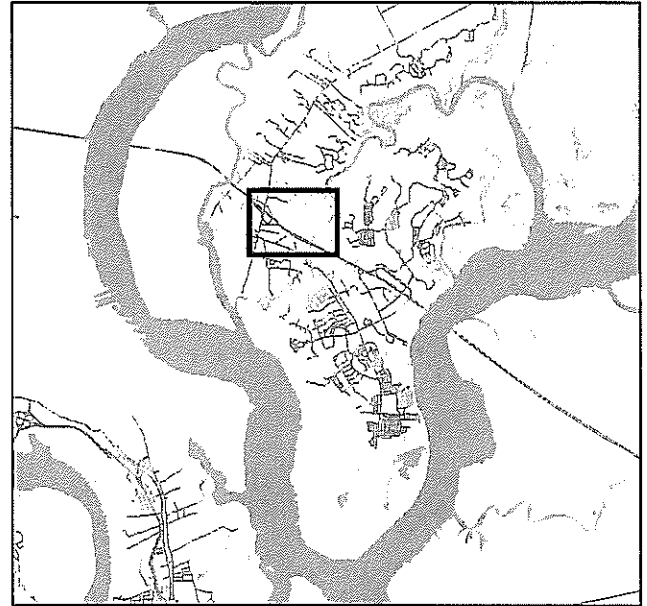
TMS# 2710002024, 025, 026 & 069

approximately 67.98 ac.

Request rezoning from Gathering Place (GP)
to General Business (GB).

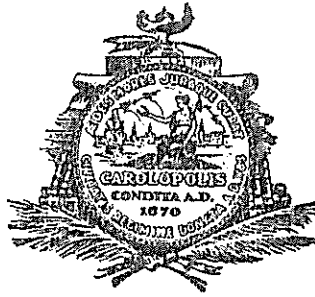
Owner/Applicant:
Hotel Holdings, LLC; SCT Properties LLC; Joka III LLC

Area



Location





Ratification
Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1849 WESTFIELD ROAD (WEST ASHLEY) (0.49 ACRE) (TMS #350-10-00-124) (COUNCIL DISTRICT 5), ANNEXED INTO THE CITY OF CHARLESTON NOVEMBER 28, 2017 (#2017-143), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY ANN AND SETH BOMGREN.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

1849 Westfield Road (West Ashley) (0.49 acre) (TMS #350-10-00-124)

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-1) classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord _____, in the _____ Year of Independence of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Vanessa Turner Maybank
Clerk of Council

Zoning 1

1849 Westfield Rd (West Ashley)

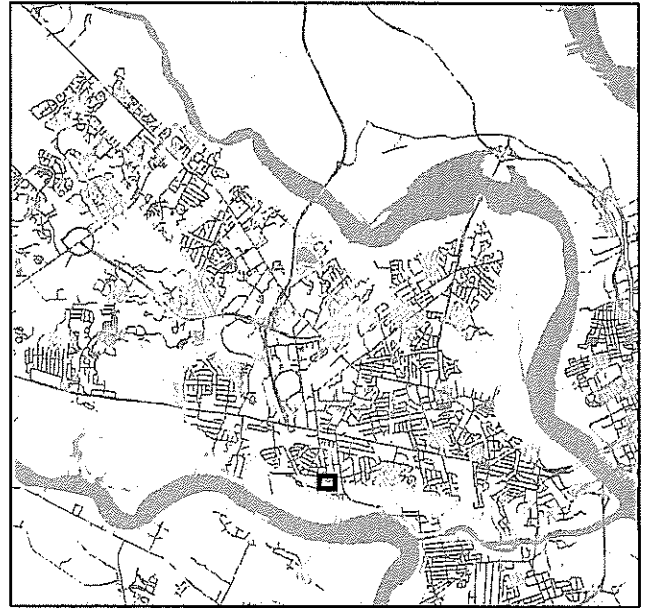
TMS# 3501000124

0.49 ac.

Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Ann and Seth Bomgren

Area



Location





Ratification
Number _____

A N O R D I N A N C E

TO AMEND SECTION 54- 943(c) OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO MODIFY THE VOTE REQUIRED OF CITY COUNCIL IN THE EVENT A MATTER IS DISAPPROVED BY THE PLANNING COMMISSION OR WHEN A PETITION IN OPPOSITION TO A MATTER SIGNED BY OWNERS OF TWENTY PERCENT OF THE AREA OF LOTS SUBJECT TO THE MATTER, OR OF THOSE IMMEDIATELY ADJACENT ON THE SIDES AND REAR OR DIRECTLY OPPOSITE THERETO IS PRESENTED TO COUNCIL TO A SIMPLE MAJORITY OF A QUORUM OF THE CITY COUNCIL (AS AMENDED).

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Section 54- 943(c) of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by changing the number of votes required of City Council in the event an amendment, supplement or change is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots affected by a matter, or of those immediately adjacent in the rear or sides thereof, or of those directly opposite thereto to a simple majority of a quorum of the City Council, so that hereafter, Sec. 54-943 (c) of the Zoning Ordinance shall read as follows (deleted text indicated with ~~strikethrough~~ and added text indicated with double-underline):

c. In case the proposed amendment, supplement, or change be disapproved by the Planning Commission, or a protest be presented duly signed and acknowledged by the owners of twenty percent or more either of the areas of the lots included in such change, or of those immediately adjacent in the rear and on the side or sides thereof or of those directly opposite thereto, such amendment, supplement or change shall not become effective except by the favorable vote of a simple majority of a quorum of the City Council ~~three-fourths (3/4) of all members of the City Council~~.

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of
_____ in the Year of Our Lord, 2017,
and in the ____th Year of the Independence of
the United States of America

John J. Tecklenburg, Mayor

ATTEST:

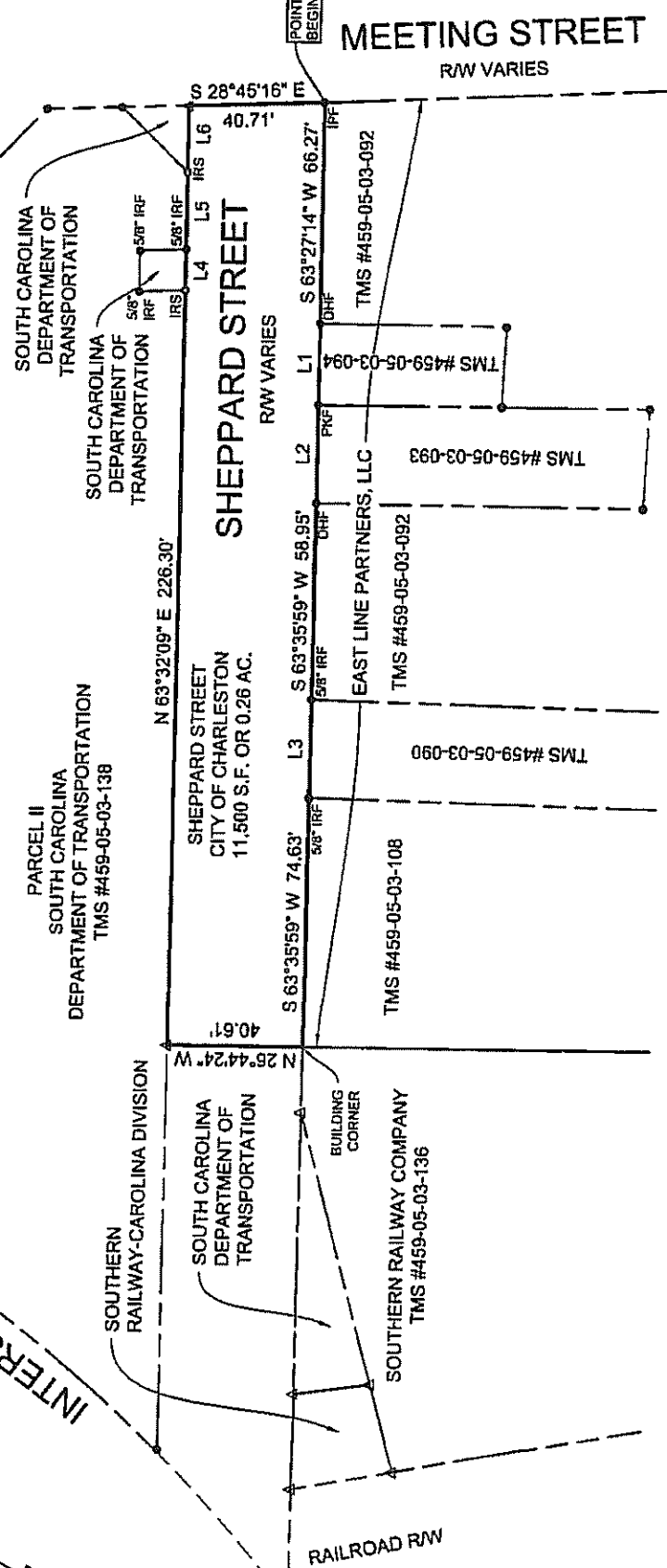
Vanessa Turner Maybank,
Clerk of Council

1111

LEGEND

- IRF IRON REBAR FOUND (#5 TYPICAL UNLESS NOTED)
- IRF IRON PIPE FOUND
- DHF DRILL HOLE FOUND
- PKF PK NAIL FOUND
- IRS #5 IRON REBAR SET
- ▲ CALCULATED POINT (NO MONUMENT SET)

INTERSTATE I-26
OFFRAMP



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 63°35'07" W	24.36'
L2	S 63°27'27" W	29.39'
L3	S 63°35'59" W	29.55'
L4	N 63°32'09" E	12.25'
L5	N 63°32'09" E	23.13'
L6	N 63°32'09" E	20.04'



Bowman
CONSULTING

210 Seven Farms Drive
Suite 101
Charleston, SC 29492
Phone: (843) 501-0333
www.bowmanconsulting.com

EXHIBIT OF
SHEPPARD STREET
CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA
SCALE: 1" = 50'
DATE: NOVEMBER 11, 2017

STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON) TERMINATION OF "NEW 20' CoC D.E."

WHEREAS, Ashley Park Development, LLC recorded a plat of a portion of its property as shown on a plat entitled "FINAL SUBDIVISION PLAT OF A PORTION OF TRACT B-3B TO CREATE ASHLEY PARK PHASE 5 CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" prepared by Thomas & Hutton dated June 22, 2017 and recorded August 16, 2017 in Plat Book L17, Page 0446 in the RMC Office for Charleston County (the "Plat") attached hereto as Exhibit 1; and

WHEREAS, the Plat shows a drainage easement, "NEW 20' CoC D.E.", located partially upon "LOT 50" and the HOA area as shown on the Plat as "O/S 5-1"; and

WHEREAS, Lot 50, as shown on the Plat is now owned by Manorhouse Builders of South Carolina, LLC as evidenced by a deed from Ashley Park Development, LLC dated September 28, 2017 and recorded October 11, 2017 in Book 0672, Page 25 in the RMC Office for Charleston County; and

WHEREAS, the HOA area, "O/S 5-1", as shown on the Plat is now owned by Ashley Park Two Homeowners Association, Inc. as evidenced by a deed from Ashley Park Development, LLC dated August 8, 2017 and recorded August 16, 2017 in Book 0660, Page 114 in the RMC Office for Charleston County; and

WHEREAS, the City of Charleston has agreed to a relocation of the drainage easement as hereinafter provided and Ashley Park Development, LLC has agreed to the drainage easement being relocated, as well as Manorhouse Builders of South Carolina, LLC as the owner of Lot 50 and Ashley Park Two Homeowners Association, Inc. as the owner of the HOA area, "O/S 5-1", have agreed to terminate the "EXISTING 20' CoC D.E. HEREBY ABANDONED" as shown on Exhibit A attached hereto.

NOW, THEREFORE, in consideration of the premises contained herein and other valuable consideration, the parties hereto agree as follows:

1. The drainage easement, "EXISTING 20' CoC D.E. HEREBY ABANDONED", as shown on the plat attached as Exhibit A entitled "EXHIBIT A, THE ABANDONMENT OF AN EXISTING 20' CITY OF CHARLESTON DRAINAGE EASEMENT ASHLEY PARK" by Thomas & Hutton dated November 2, 2017 being partially on "LOT 50" and partially on HOA area, "O/S 5-1", is hereby terminated.
2. Manorhouse Builders of South Carolina, LLC, as the owner of "LOT 50" and Ashley Park Two Homeowners Association, Inc. as the owner of "O/S 5-1" have agreed to grant a new easement to the City of Charleston simultaneously herewith as shown as "NEW VARIABLE WIDTH CoC DRAINAGE EASEMENT 3,681 sq. ft. (Total)" with a portion located on Lot 50 as shown as "PORTION OF NEW CoC D.E. WITHIN TMS #306-01-

00-057 480 sq. ft." and the remaining portion being upon the HOA area as shown as "PORTION OF NEW CoC D.E. WITHIN TMS #306-01-00-102 3,201 sq. ft." on a plat "A PLAT OF A NEW CITY OF CHARLESTON VARIABLE WIDTH DRAINAGE EASEMENT THROUGH TMS #306-01-00-057 OWNED BY MANORHOUSE BUILDERS OF SC, LLC AND THROUGH TMS #306-01-00-102, OWNED BY ASHLEY PARK TWO HOMEOWNERS ASSOCIATION, INC. CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" prepared by Thomas & Hutton dated September 13, 2017 and recorded _____, 2017 in Plat Book _____, Page _____ in the RMC Office for Charleston County, South Carolina.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 29 day of November, 2017.

[SIGNATURE PAGES TO FOLLOW]

6185
Faith D Geiger

Ashley Park Development, LLC.

By: [Signature]
Hilton C. Smith, Jr.
Its: Manager

STATE OF SOUTH CAROLINA

)
) ACKNOWLEDGMENT
)

COUNTY OF CHARLESTON

PERSONALLY APPEARED before me Ashley Park Development, LLC, by Hilton C. Smith, Jr., its Manager who provided satisfactory evidence of identification to be the person whose name is subscribed to the foregoing instrument, and further acknowledged before me execution of the foregoing instrument.

SWORN TO and subscribed before me this 29th day of November 2017,
2017.

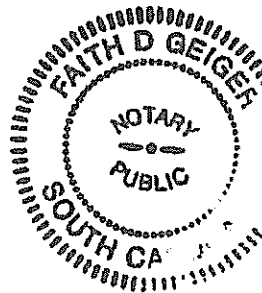
Faith D Geiger
Notary Public for South Carolina

Printed Name

Faith Geiger

My commission expires

8/19/2020



PLANNING UNIT ORDT

City of Charleston
Department of Planning
1000 Market Street
Charleston, SC 29403

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1,100	1,100	1,100	1,100	1,100
2	1,100	1,100	1,100	1,100	1,100
3	1,100	1,100	1,100	1,100	1,100
4	1,100	1,100	1,100	1,100	1,100
5	1,100	1,100	1,100	1,100	1,100
6	1,100	1,100	1,100	1,100	1,100
7	1,100	1,100	1,100	1,100	1,100
8	1,100	1,100	1,100	1,100	1,100
9	1,100	1,100	1,100	1,100	1,100
10	1,100	1,100	1,100	1,100	1,100

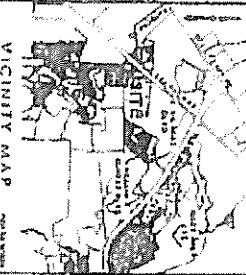
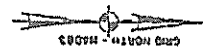
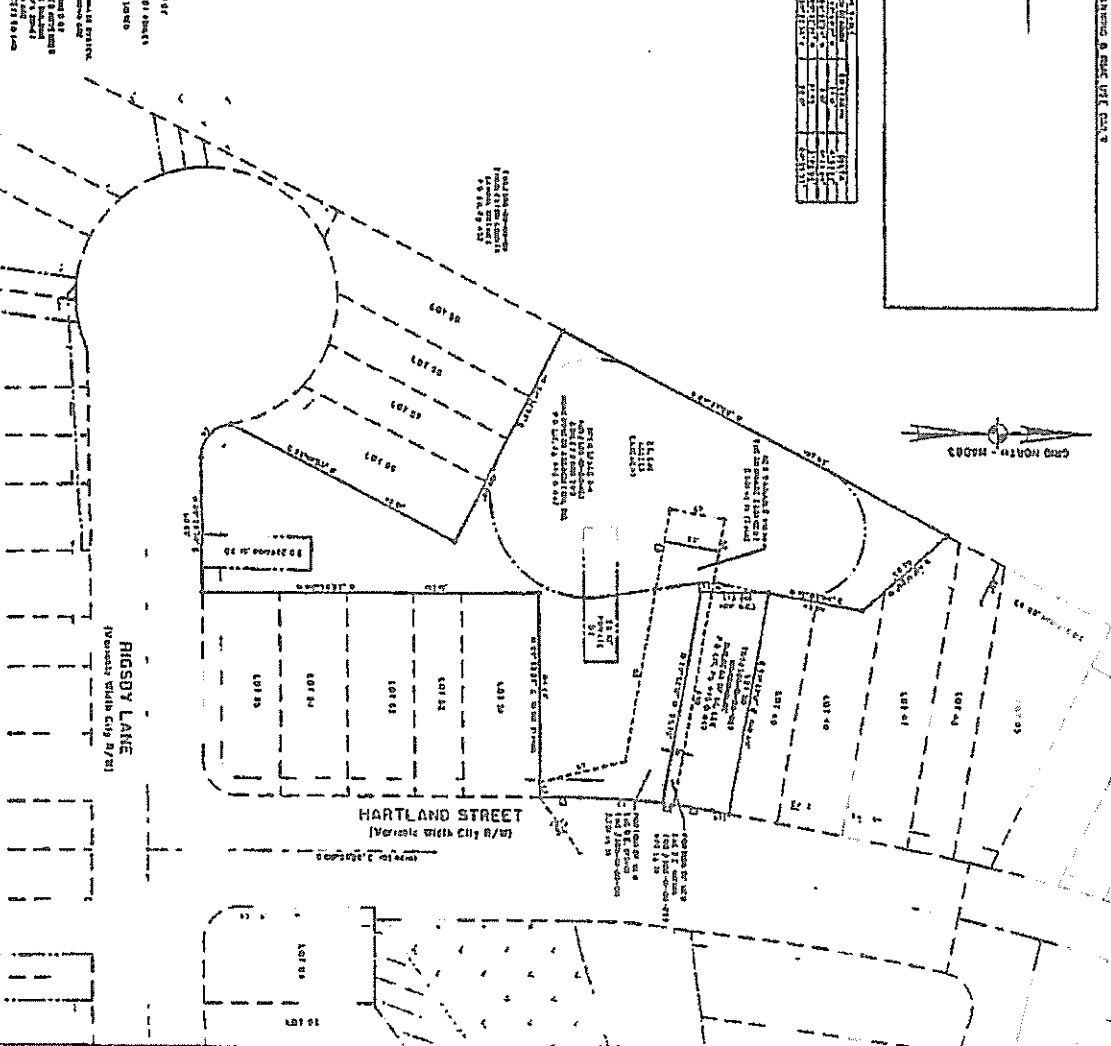
Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
11	1,100	1,100	1,100	1,100	1,100
12	1,100	1,100	1,100	1,100	1,100
13	1,100	1,100	1,100	1,100	1,100
14	1,100	1,100	1,100	1,100	1,100
15	1,100	1,100	1,100	1,100	1,100
16	1,100	1,100	1,100	1,100	1,100
17	1,100	1,100	1,100	1,100	1,100
18	1,100	1,100	1,100	1,100	1,100
19	1,100	1,100	1,100	1,100	1,100
20	1,100	1,100	1,100	1,100	1,100

21. Not all portions of the lot are shown on this map. The owner is responsible for obtaining all necessary permits and approvals from the City of Charleston.

22. The owner is responsible for obtaining all necessary permits and approvals from the City of Charleston.

23. The owner is responsible for obtaining all necessary permits and approvals from the City of Charleston.

24. The owner is responsible for obtaining all necessary permits and approvals from the City of Charleston.



VICINITY MAP
The location of the project area is shown on this map. The map is not to scale and is for informational purposes only.

**A NEW CITY OF CHARLESTON
VARIABLE WIDTH DRAINAGE
EASEMENT**
THROUGH TMS#2036-01-00-057
OWNED BY MANORHOUSE
DUBBERS OF SC, LLC
AND THROUGH
TMS#2036-01-00-102, OWNED BY
ASHLEY PARK TWO HOMEOWNERS
ASSOCIATION, INC.

OWNER: MANORHOUSE DUBBERS OF SC, LLC
PROJECT: VARIABLE WIDTH DRAINAGE EASEMENT
PREPARED BY: ASHLEY PARK TWO HOMEOWNERS ASSOCIATION, INC.

THOMAS HUTTON
223 Market Street, Suite 100
Charleston, SC 29403
www.thomashutton.com

DATE: 10/1/2023
BY: [Signature]
SHEET 1 OF 1

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF CHARLESTON) EXCLUSIVE STORM
) WATER DRAINAGE
) EASEMENTS
) CITY OF CHARLESTON

This Agreement is made and entered into this 29th day of March 2017, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and MANORHOUSE BUILDERS OF SOUTH CAROLINA, LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of property identified by and designated as Charleston County tax map number 306-01-00-057 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of property and which are more fully shown on that certain plat entitled;

"A PLAT OF A NEW CITY OF CHARLESTON VARIABLE WIDTH DRAINAGE EASEMENT THROUGH TMS #306-01-00-057 OWNED BY MANORHOUSE BUILDERS OF SC, LLC AND THROUGH TMS #306-01-00-102 OWNED BY ASHLEY PARK TWO HOMEOWNERS ASSOCIATION, INC. CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA"

Prepared and executed by Thomas & Hutton dated September 13, 2017
revised on _____, and recorded on _____ in Plat
Book _____ at Page _____ in the RMC Office for Charleston, South Carolina (herein the "Plat").
A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness
Its: Public Service Director

Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the _____ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on _____.

Signature: _____

Print Name of Notary: _____

Notary Public for _____

My Commission Expires: _____

SEAL OF NOTARY

WITNESSES:

MANORHOUSE BUILDERS OF SOUTH CAROLINA, LLC
OWNER

Witness #1

Name: By: Hilton C. Smith, Jr., Inc., Managing Member
By: Hilton C. Smith, III, Treasurer

Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the _____ of _____, a SC LLC _____, on behalf of the Owner on _____.

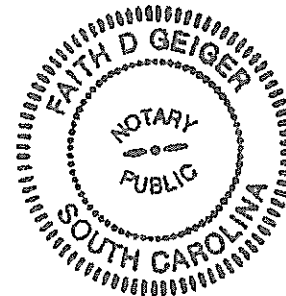
Signature: _____

Print Name of Notary: Faith Geiger

Notary Public for South Carolina

My Commission Expires: 8/19/20

SEAL OF NOTARY



JD
Faith D Geiger

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

Manorhouse Builders of South Carolina, LLC

By: Hilton C. Smith, Jr., Inc., Managing Member

By: HC Smith

Hilton C. Smith, III, Treasurer

)
) ACKNOWLEDGMENT
)

PERSONALLY APPEARED before me Manorhouse Builders of South Carolina, LLC by Hilton C. Smith, Jr., Inc., its Managing Member, by Hilton C. Smith, III, its Treasurer who provided satisfactory evidence of identification to be the person whose name is subscribed to the foregoing instrument, and further acknowledged before me execution of the foregoing instrument.

SWORN TO and subscribed before me this 29th day of November, 2017.

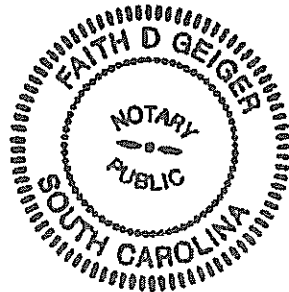
Faith D Geiger
Notary Public for South Carolina

Printed Name

Faith Geiger

My commission expires

8/19/20



2910

STUDY

Ref:

1

Run	Time	Temp	Pressure	Flow	Rate
1	10.0	10.0	10.0	10.0	10.0
2	10.0	10.0	10.0	10.0	10.0
3	10.0	10.0	10.0	10.0	10.0
4	10.0	10.0	10.0	10.0	10.0
5	10.0	10.0	10.0	10.0	10.0
6	10.0	10.0	10.0	10.0	10.0
7	10.0	10.0	10.0	10.0	10.0
8	10.0	10.0	10.0	10.0	10.0
9	10.0	10.0	10.0	10.0	10.0
10	10.0	10.0	10.0	10.0	10.0

[illegible]

15

References

2004

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1000-1000

2

551 552

PM 710

port, no

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Table in top right corner:

Lot No.	Area (sq. ft.)
101 48	10,100
101 47	10,100
101 46	10,100
101 45	10,100
101 44	10,100
101 43	10,100
101 42	10,100
101 41	10,100
101 40	10,100
101 39	10,100
101 38	10,100
101 37	10,100
101 36	10,100
101 35	10,100
101 34	10,100
101 33	10,100
101 32	10,100
101 31	10,100
101 30	10,100
101 29	10,100
101 28	10,100
101 27	10,100
101 26	10,100
101 25	10,100
101 24	10,100
101 23	10,100
101 22	10,100
101 21	10,100
101 20	10,100
101 19	10,100
101 18	10,100
101 17	10,100
101 16	10,100
101 15	10,100
101 14	10,100
101 13	10,100
101 12	10,100
101 11	10,100
101 10	10,100
101 9	10,100
101 8	10,100
101 7	10,100
101 6	10,100
101 5	10,100
101 4	10,100
101 3	10,100
101 2	10,100
101 1	10,100

[illegible]

A NEW CITY OF CHARESTON
 VARIABLE WIDTH DRAINAGE
 EASTERN
 A PLAN OF
 CHAS. P. ADAMS
 LITHO BY J. H. HARRIS AND COMPANY
 BALTIMORE, MD. 1870

THROUGH 1/15/2001-01-00-057
OWNED BY MANORHOUSE
BUILDERS OF SC, LLC
AND THROUGH
1/15/2001-01-00-102, OWNED BY
HILEY PARK TWO HOMEOWNERS
ASSOCIATION, INC.

THOMAS & HUTTON

[illegible]

STATE OF SOUTH CAROLINA)
)
)
 COUNTY OF CHARLESTON) CITY OF CHARLESTON

This Agreement is made and entered into this 28 day of November 2017, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and ASHLEY PARK TWO HOMEOWNERS ASSOCIATION, INC. (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of property identified by and designated as Charleston County tax map number 306-01-00-102 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of property and which are more fully shown on that certain plat entitled;

"A PLAT OF A NEW CITY OF CHARLESTON VARIABLE WIDTH DRAINAGE EASEMENT THROUGH TMS #306-01-00-057 OWNED BY MANORHOUSE BUILDERS OF SC, LLC AND THROUGH TMS #306-01-00-102 OWNED BY ASHLEY PARK TWO HOMEOWNERS ASSOCIATION, INC. CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA"

Prepared and executed by Thomas & Hutton dated September 13, 2017,
 revised on _____, and recorded on _____ in Plat
 Book _____ at Page _____ in the RMC Office for Charleston, South Carolina (herein the "Plat").
 A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness
Its: Public Service Director

Witness #2

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the _____ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on _____.

Signature: _____

Print Name of Notary: _____

Notary Public for _____

My Commission Expires: _____

SEAL OF NOTARY

WITNESSES

ASHLEY PARK TWO HOMEOWNERS ASSOCIATION, INC.

OWNER: _____

Witness #1

Name: Hilton C. Smith, III, President

Witness #2

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Hilton C. Smith, III, the President

of Ashley Park Homeowners Association, Inc., a SC LLC, on behalf of the Owner on _____.

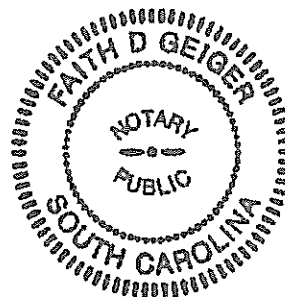
Signature: _____

Print Name of Notary: Faith Geiger

Notary Public for South Carolina

My Commission Expires: 8/19/20

SEAL OF NOTARY



10
Faith D Geiger

Ashley Park Two Homeowners Association, Inc.

By: OC

Hilton C. Smith, III

Its: President

STATE OF SOUTH CAROLINA

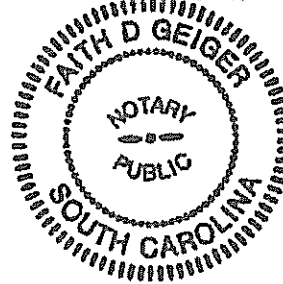
)
) ACKNOWLEDGMENT
)

COUNTY OF CHARLESTON

PERSONALLY APPEARED before me Ashley Park Two Homeowners Association, Inc., by Hilton C. Smith, III, its President who provided satisfactory evidence of identification to be the person whose name is subscribed to the foregoing instrument, and further acknowledged before me execution of the foregoing instrument.

SWORN TO and subscribed before me this 29th day of November, 2017.

Faith D Geiger
Notary Public for South Carolina
Printed Name Faith Geiger
My commission expires 8/19/20



STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that WF Hwy 17 Apartments, LLC
 ("Grantor") in the state aforesaid, for and in consideration of the sum of
ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before
 the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby
 acknowledged, has granted, bargained, sold and released, and by these presents does grant,
 bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and
 assigns, forever, the following described property which is granted, bargained, sold and released
 for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives,
 and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston
 State of South Carolina, identified as (list street names) TRACT I HATCHET BAY DRIVE
21,791.12 S.F. 0.50 ACRES

as shown and designated on a plat entitled "PLAT FOR: SOUTH POINT II - HATCHET BAY
DRIVE TMS: 307-00-00-007 CITY OF CHARLESTON, SOUTH CAROLINA"

prepared by Reid D. Huggins, PLS
 dated July 20, 2017, revised August 9, 2017, and recorded on _____,
 in Plat Book _____ at Page _____ in the RMC Office for Charleston County.
 Said property butting and bounding, measuring and containing, and having such courses and
 distances as are shown on said plat. Reference being had to the aforesaid plat for a full and
 complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the
Highway 17 South Investments, LLC dated April 19, 2016 and recorded
April 20, 2017 in Book 0548 at Page 489 in the RMC Office for
Charleston County, South Carolina.

Grantee's Mailing Address:

City of Charleston
 Department of Public Service
 Engineering Division
 2 George Street
 Suite 2100
 Charleston, South Carolina 29401

Portion of TMS No.:

307-00-00-007

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 27 day of October 2017.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Roxanna Money
Witness Number One

Roxanna Money
Printed Name

Gina H
Witness Number Two

Amy M Haines
Printed Name

Grantor

Michael L. Schwarz

WF Hwy 17 Apartments, LLC by
Printed Name Michael L. Schwarz,
its President

STATE OF South Carolina
COUNTY OF Charleston

ACKNOWLEDGEMENT

This foregoing instrument was acknowledged before me (the undersigned notary) by Michael L. Schwarz, the President of WF Hwy 17 Apartments, LLC, a Delaware limited liability company, on behalf of the Grantor on the 27 day of October, 2017.

Signature of Notary: Gina H

Print Name of Notary: Amy M Haines

Notary Public for South Carolina

My Commission Expires: 5/19/20

SEAL OF NOTARY

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

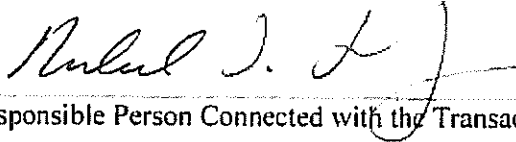
1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by WF Hwy 17 Apartments, LLC
to the City of Charleston on 10/27/17.
3. Check one of the following: The deed is
 - (A) ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (B) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (C) ☒ exempt from the deed recording fee because (See Information section of affidavit): #2 transfer to government entity (explanation required)
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes ☐ or No ☐

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - (A) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
 - (B) ☐ The fee is computed on the fair market value of the realty which is _____
 - (C) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check YES ☐ or NO ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____
6. The deed recording fee is computed as follows:
 - (A) Place the amount listed in item 4 above here: _____
 - (B) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is 0.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

WE Hwy 17 Apartments, LLC by Michael L Schwarz
Print or Type Name Here its president

Sworn this 27 day of October 2017
gms
Notary Public for South Carolina
My Commission Expires: May 20, 2017

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF CHARLESTON)

EXCLUSIVE STORM
WATER DRAINAGE
EASEMENTS
CITY OF CHARLESTON

This Agreement is made and entered into this _____ day of _____ 2017, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and WF Hwy 17 Apartments, LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of _____ property identified by and designated as Charleston County tax map number 307-00-00-007 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of _____ the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of property and which are more fully shown on that certain plat entitled;

"PLAT FOR: SOUTH POINT II - HATCHET BAY DRIVE TMS: 307-00-00-007 CITY OF CHARLESTON, SOUTH CAROLINA"

Prepared and executed by Reid D. Huggins dated July 20, 2017
revised on August 9, 2017, and recorded on _____ in Plat
Book _____ at Page _____ in the RMC Office for Charleston, South Carolina (herein the "Plat").

A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness
Its: Public Service Director

Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the
of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of
South Carolina, on _____.

Signature: _____

Print Name of Notary: _____

Notary Public for _____

My Commission Expires: _____

SEAL OF NOTARY

WITNESSES:

OWNER: WF Hwy 17 Apartments, LLC

Witness #1

Name: By: Michael L. Schwarz
Its: President

Witness #2

STATE OF South Carolina)
COUNTY OF Charleston)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by
Michael L. Schwarz, the President
of WF Hwy 17 Apartments, LLC, a Delaware limited liability company, on behalf of the Owner on 10/27/17.

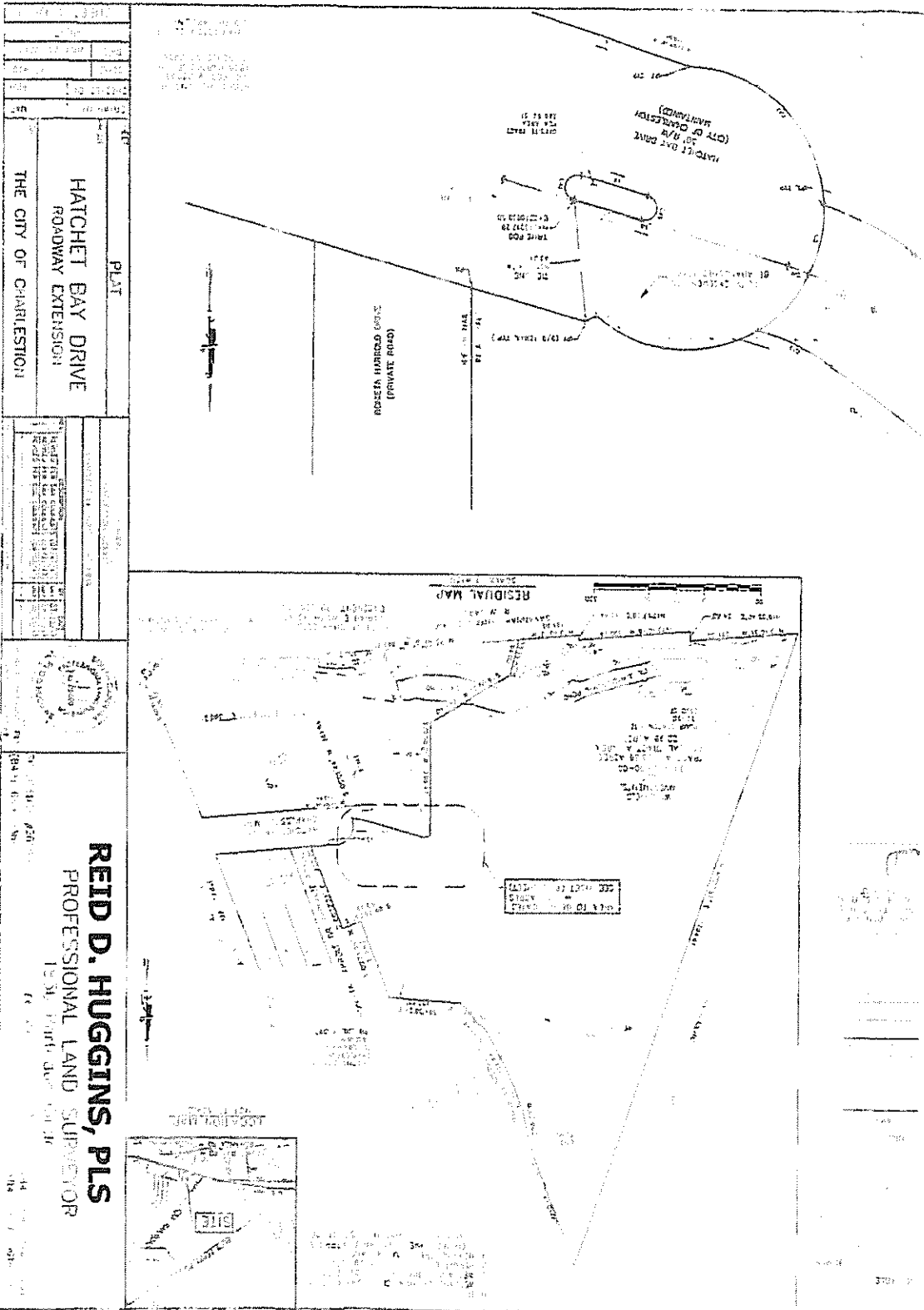
Signature: GMH

Print Name of Notary: Ann Haines

Notary Public for South Carolina

My Commission Expires: 5/19/20

SEAL OF NOTARY



STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ABANDONMENT OF EASEMENT

This Abandonment of Easement ("*Abandonment*") is entered into this 4th day of December, 2017, by and between the City of Charleston, a Municipal corporation organized and existing pursuant to the laws of the State of South Carolina ("*City*"), and University Place Developers, LLC ("*Owner*").

WHEREAS, Owner is the owner of Lot F, Magwood Tract Subdivision, Charleston County, South Carolina, designated as TMS No. 351-10-00-036 (the "*Property*"); and

WHEREAS, there currently exists on the Property a 20' Drainage Easement as shown on a plat recorded in Book ED and BA, at Pages 685 and 117, in the RMC Office for Charleston County, South Carolina ("*Old Easement*"); and

WHEREAS, Owner has requested that the City release and abandon the Old Easement; and

WHEREAS, the City is mindful to grant such request and desires to release and abandon the Old Easement, as more particularly described on Exhibit "A" attached hereto and shown on the Plat (as defined below); and

WHEREAS, upon the abandonment of the Old Easement, the owner of the real property which is subject to the Old Easement, has acknowledged on behalf of himself, his heirs and assigns, his sole and complete responsibility for the condition of the portion of the Old Easement as is currently exists and may exist in the future and has further agreed to hold the City, its officers, and agents and employees harmless from any and all claims concerning the Old Easement being hereby abandoned.

NOW THEREFORE, the City has abandoned the Old Easement hereinafter described and the drainage facilities located therein. The Old Easement and facilities hereby abandoned are located on that certain parcel of land in the County of Charleston and State of South Carolina, and is more particularly described on Exhibit "A" attached hereto and shown on a plat entitled "Plat to Abandon a Portion of 2 Public Drainage Easements and Creating a New Private Drainage Easement Through the Property of University Place Developers, LLC" prepared by HGBD Surveyors, LLC, dated June 26, 2017 and recorded in Plat Book , at Page in the RMC Office for Charleston County, South Carolina (herein the "*Plat*"). No portion of the Old Easement is abandoned except as specifically described on Exhibit "A," and shown on the Plat, as "Portion of 20' DRAINAGE EASEMENT TO BE ABANDONED".

IN WITNESS WHEREOF, the Parties have caused this instrument to be signed in their names to be affirmed hereby by duly authorized authority the date and year first above written.

WITNESSES:

B. Duke Guy
Witness #1

Anna Lively
Witness #2

OWNER: University Place Developers, LLC

By: R. M. Thomas III

Print Name: B. Milton Thomas, III

Its: Manager

Dated: 12/4/17

WITNESSES:

Witness #1

Witness #2

CITY OF CHARLESTON

By: _____

Print Name: _____

Its: _____

Dated: _____


STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Milton Thomas sign the within Abandonment of Portion of Easement, and seal said Abandonment of Portion of Easement, and as its act and deed, deliver the same, and the (s)he with the other witness named, witnessed the execution thereof.

Witness #1

SWORN to before me this
4th day of December, 2017.

 (SEAL)
Notary Public for South Carolina
My Commission Expires: 06-08-25

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named _____, _____, sign on behalf of CITY OF CHARLESTON, the within Abandonment of Portion of Easement, and seal said Abandonment of Portion of Easement, and as its act and deed, deliver the same, and the (s)he with the other witness named, witnessed the execution thereof.

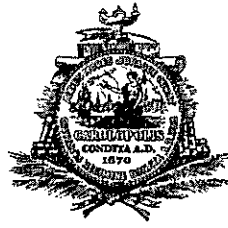
Witness #1

SWORN to before me this
_____ day of December, 2017.

_____(SEAL)
Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT "A"

ALL THAT CERTAIN piece, parcel or tract of land located in Magwood Tract Subdivision, City of Charleston, County of Charleston, State of South Carolina, shown and designated as "Portion of 20' DRAINAGE EASEMENT TO BE ABANDONED" on that certain plat entitled "Plat to Abandon a Portion of 2 Public Drainage Easements and Creating a New Private Drainage Easement Through the Property of University Place Developers, LLC" prepared by HGBD Surveyors, LLC, dated June 26, 2017 and recorded in Plat Book _____, at Page _____ in the RMC Office for Charleston County, South Carolina.



Ratification
Number: 2017-_____

AN ORDINANCE

To make appropriations to meet the liabilities of the City of Charleston for the fiscal year ending December 31, 2018. (AS AMENDED)

Be it ordained by the Mayor and City Council members of Charleston in City Council assembled:

Section 1. That the following sums of money be, and are hereby appropriated for the purposes hereinafter mentioned, to-wit:

GENERAL GOVERNMENT

Div. # Div. Name

DEPARTMENT OF CLERK OF COUNCIL

100000	City Council	
	Personnel	653,230
	Fringe Benefits	331,893
	Operating	113,457
	Capital	-
	Total	1,098,580
101000	Records Management	
	Personnel	98,451
	Fringe Benefits	38,740
	Operating	14,822
	Capital	-
	Total	152,013

EXECUTIVE DEPARTMENT

110000	Municipal Court	
	Personnel	1,126,739
	Fringe Benefits	487,425
	Operating	349,064
	Capital	-
	Total	1,963,228
120000	Mayor's Office	
	Personnel	713,808
	Fringe Benefits	224,191
	Operating	244,100
	Capital	-
	Total	1,182,099

DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS

130000	Budget and Finance Administration	
	Personnel	405,132
	Fringe Benefits	131,729
	Operating	23,570
	Capital	-
	Total	560,431
131000	Finance	
	Personnel	963,801
	Fringe Benefits	383,157
	Operating	172,170
	Capital	-
	Total	1,519,128
132000	Revenue Collections	
	Personnel	430,245
	Fringe Benefits	180,116
	Operating	223,445
	Capital	-
	Total	833,806
133000	Budget and Management	
	Personnel	428,753
	Fringe Benefits	154,230
	Operating	18,550
	Capital	-
	Total	601,533
134000	Procurement	
	Personnel	259,609
	Fringe Benefits	99,897
	Operating	115,250
	Capital	-
	Total	474,756
135000	Real Estate Management	
	Personnel	232,400
	Fringe Benefits	85,356
	Operating	61,410
	Capital	-
	Total	379,166
136000	Process/Service Improvement	
	Personnel	71,392
	Fringe Benefits	23,510
	Operating	422,600
	Capital	-
	Total	517,502
137000	Permit Center	
	Personnel	170,065
	Fringe Benefits	71,635
	Operating	22,050
	Capital	-
	Total	263,750

138000	Call Center	
	Personnel	160,500
	Fringe Benefits	69,530
	Operating	7,850
	Capital	-
	Total	237,880

EXECUTIVE DEPARTMENT

140000	Internal Auditing	
	Personnel	122,835
	Fringe Benefits	44,140
	Operating	16,880
	Capital	-
	Total	183,855

141000	Corporation Counsel	
	Personnel	718,231
	Fringe Benefits	235,051
	Operating	516,890
	Capital	-
	Total	1,470,172

142000	Prosecutor's Office	
	Personnel	251,765
	Fringe Benefits	89,620
	Operating	85,097
	Capital	-
	Total	426,482

DEPARTMENT OF HUMAN RESOURCES

150000	Human Resources	
	Personnel	842,921
	Fringe Benefits	313,799
	Operating	198,800
	Capital	-
	Total	1,355,520

DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS

151000	Safety Management	
	Personnel	159,385
	Fringe Benefits	60,736
	Operating	99,050
	Capital	-
	Total	319,171

DEPARTMENT OF INFORMATION TECHNOLOGY

161000	Information Technology	
	Personnel	1,170,873
	Fringe Benefits	436,707
	Operating	2,441,969
	Capital	171,500
	Total	4,221,049

162000	GIS		
	Personnel		334,272
	Fringe Benefits		124,883
	Operating		296,357
	Capital		-
	Total		755,512
163000	Telecommunications		
	Personnel		137,123
	Fringe Benefits		55,834
	Operating		760,985
	Capital		-
	Total		953,942
DEPARTMENT OF PARKS			
170000	Electrical		
	Personnel		457,521
	Fringe Benefits		186,212
	Operating		3,877,418
	Capital		-
	Total		4,521,151
170100	Facilities Maintenance		
	Personnel		496,904
	Fringe Benefits		220,532
	Operating		1,372,347
	Capital		-
	Total		2,089,783
DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS			
171000	City Hall		
	Personnel		-
	Fringe Benefits		-
	Operating		183,565
	Capital		-
	Total		183,565
DEPARTMENT OF HUMAN RESOURCES			
171100	Mailroom		
	Personnel		27,125
	Fringe Benefits		14,521
	Operating		15,455
	Capital		-
	Total		57,101
DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS			
171300	116 Meeting Street		
	Personnel		-
	Fringe Benefits		-
	Operating		57,010
	Capital		-
	Total		57,010
171310	Gaillard Complex		
	Personnel		-
	Fringe Benefits		-

Operating	681,258
Capital	16,020
Total	697,278

DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS

171500	Gallery at Waterfront Park	
	Personnel	-
	Fringe Benefits	-
	Operating	72,637
	Capital	-
	Total	72,637

171600	Lockwood Municipal Building	
	Personnel	-
	Fringe Benefits	-
	Operating	264,724
	Capital	-
	Total	264,724

171700	50 Broad Street	
	Personnel	-
	Fringe Benefits	-
	Operating	17,890
	Capital	-
	Total	17,890

NON-DEPARTMENTAL

180000	Pensions	
	Personnel	-
	Fringe Benefits	574,087
	Operating	-
	Capital	-
	Total	574,087

181000	Employee Benefits	
	Personnel	-
	Fringe Benefits	4,516,558
	Operating	-
	Capital	-
	Total	4,516,558

182000	General Insurance	
	Personnel	-
	Fringe Benefits	-
	Operating	2,457,142
	Capital	-
	Total	2,457,142

900000	Non-Departmental	
	Personnel	(1,911,386)
	Fringe Benefits	69,626
	Operating	2,428,859
	Capital	-
	Total	587,099

Total General Government - General Fund	35,565,600
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PUBLIC SAFETY**POLICE DEPARTMENT**

200000	Police		
	Personnel	30,652,355	
	Fringe Benefits	12,301,417	
	Operating	5,671,773	
	Capital	130,000	
	Total	48,755,545	
203000	Police Radio Shop		
	Personnel	221,888	
	Fringe Benefits	93,794	
	Operating	579,378	
	Capital	-	
	Total	895,060	
206000	Community Outreach		
	Transfer Out	1,500	
	Personnel	-	
	Fringe Benefits	-	
	Operating	44,960	
	Capital	-	
	Total	46,460	
207000	Victims Assistance		
	Personnel	115,630	
	Fringe Benefits	51,103	
	Operating	35,750	
	Capital	-	
	Total	202,483	

FIRE DEPARTMENT

210000	Fire		
	Personnel	20,795,097	
	Fringe Benefits	8,284,587	
	Operating	2,688,730	
	Capital	175,023	
	Total	31,943,437	
211000	Fire Department Training		
	Personnel	533,398	
	Fringe Benefits	199,257	
	Operating	570,577	
	Capital	5,000	
	Total	1,308,232	
213000	Fire Marshal's Office		
	Personnel	705,812	
	Fringe Benefits	263,893	
	Operating	71,625	
	Capital	-	
	Total	1,041,330	

DEPARTMENT OF PUBLIC SERVICE

220000	Engineering	
	Personnel	371,991
	Fringe Benefits	158,835
	Operating	52,035
	Capital	-
	Total	582,861

221000	Inspections	
	Personnel	1,123,008
	Fringe Benefits	469,796
	Operating	92,542
	Capital	-
	Total	1,685,346

DEPARTMENT OF LIVABILITY AND TOURISM

225000	Livability	
	Personnel	737,994
	Fringe Benefits	324,901
	Operating	252,135
	Capital	-
	Total	1,315,030

DEPARTMENT OF TRAFFIC AND TRANSPORTATION

230000	Traffic and Transportation	
	Personnel	1,007,530
	Fringe Benefits	426,984
	Operating	1,618,163
	Capital	-
	Total	3,052,677

DEPARTMENT OF INFORMATION TECHNOLOGY

235000	Public Safety Information Technology	
	Personnel	-
	Fringe Benefits	-
	Operating	1,845,026
	Capital	89,500
	Total	1,934,526

EXECUTIVE DEPARTMENT

237000	Resiliency & Emergency Management	
	Personnel	197,361
	Fringe Benefits	69,098
	Operating	53,500
	Capital	-
	Total	319,959

Total Public Safety - General Fund	93,082,946
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PUBLIC SERVICE**DEPARTMENT OF PUBLIC SERVICE**

300000	Public Service Administration	
	Personnel	343,160
	Fringe Benefits	109,739
	Operating	32,250
	Capital	-
	Total	485,149

311000	Streets and Sidewalks Administration	
	Personnel	179,470
	Fringe Benefits	73,706
	Operating	842,200
	Capital	-
	Total	1,095,376
312000	Streets and Sidewalks	
	Personnel	998,231
	Fringe Benefits	493,336
	Operating	238,200
	Capital	-
	Total	1,729,767
321000	Environmental Services Administration	
	Personnel	363,621
	Fringe Benefits	148,442
	Operating	251,976
	Capital	-
	Total	764,039
322000	Garbage Collection	
	Personnel	1,515,501
	Fringe Benefits	667,050
	Operating	2,035,938
	Capital	-
	Total	4,218,489
323000	Trash Collection	
	Personnel	1,161,475
	Fringe Benefits	520,721
	Operating	35,262
	Capital	-
	Total	1,717,458
324000	Street Sweeping	
	Personnel	729,391
	Fringe Benefits	399,957
	Operating	37,086
	Capital	73,982
	Total	1,240,416
POLICE DEPARTMENT		
331000	Fleet Management	
	Personnel	774,660
	Fringe Benefits	341,523
	Operating	2,340,737
	Capital	57,521
	Total	3,514,441
	Total Public Service - General Fund	14,765,135

URBAN AND COMMUNITY DEVELOPMENT**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

410000	Housing and Community Development	
	Personnel	550,140
	Fringe Benefits	204,526
	Operating	24,250
	Capital	-
	Total	778,916

DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

415000	Planning, Preservation and Sustainability Admin.	
	Personnel	265,969
	Fringe Benefits	92,747
	Operating	42,130
	Capital	-
	Total	400,846

419000	Zoning Division	
	Personnel	360,658
	Fringe Benefits	139,240
	Operating	29,750
	Capital	-
	Total	529,648

420000	Preservation Division	
	Personnel	365,938
	Fringe Benefits	131,852
	Operating	22,040
	Capital	-
	Total	519,830

421000	Design Division	
	Personnel	134,553
	Fringe Benefits	44,932
	Operating	34,885
	Capital	-
	Total	214,370

430000	Planning and Sustainability	
	Personnel	337,020
	Fringe Benefits	116,937
	Operating	30,955
	Capital	-
	Total	484,912

Total Urban and Community Development - General Fund **2,928,522**

CULTURE AND RECREATION**EXECUTIVE DEPARTMENT**

500000	Cultural Affairs	
	Personnel	377,777
	Fringe Benefits	151,558
	Operating	32,100
	Capital	-
	Total	561,435

DEPARTMENT OF RECREATION

510000	Recreation Administration	
	Personnel	213,602
	Fringe Benefits	81,219
	Operating	107,205
	Capital	-
	Total	402,026
511000	Recreation Athletics	
	Personnel	531,251
	Fringe Benefits	190,343
	Operating	-
	Capital	-
	Total	721,594
511200	Youth Sports	
	Personnel	-
	Fringe Benefits	-
	Operating	495,505
	Capital	-
	Total	495,505
511201	FCC Community Outreach	
	Personnel	-
	Fringe Benefits	-
	Operating	10,000
	Capital	-
	Total	10,000
511300	Adult Sports	
	Personnel	-
	Fringe Benefits	-
	Operating	51,860
	Capital	-
	Total	51,860
513000	Recreation Programs	
	Personnel	671,793
	Fringe Benefits	209,956
	Operating	208,895
	Capital	-
	Total	1,090,644
513100	Environmental Programs	
	Personnel	-
	Fringe Benefits	-
	Operating	7,155
	Capital	-
	Total	7,155
513300	Playground Programs	
	Personnel	-
	Fringe Benefits	-
	Operating	70,145
	Capital	-
	Total	70,145

513400	Community Programs	
	Personnel	-
	Fringe Benefits	-
	Operating	30,330
	Capital	-
	Total	30,330
515000	Recreation Facilities	
	Personnel	98,095
	Fringe Benefits	30,065
	Operating	2,185
	Capital	-
	Total	130,345
515010	James Island Recreation Center	
	Personnel	272,770
	Fringe Benefits	106,359
	Operating	184,140
	Capital	-
	Total	563,269
515020	St. Julian Devine	
	Personnel	137,494
	Fringe Benefits	44,084
	Operating	51,169
	Capital	-
	Total	232,747
515025	Bees Landing Recreation Center	
	Personnel	338,009
	Fringe Benefits	110,267
	Operating	213,600
	Capital	-
	Total	661,876
515030	Arthur Christopher Community Center	
	Personnel	221,260
	Fringe Benefits	79,403
	Operating	147,300
	Capital	-
	Total	447,963
515035	Shaw Community Center	
	Personnel	109,801
	Fringe Benefits	39,292
	Operating	19,260
	Capital	-
	Total	168,353
515040	West Ashley Park	
	Personnel	-
	Fringe Benefits	-
	Operating	43,425
	Capital	-
	Total	43,425

515045	Daniel Island Programs	
	Personnel	129,543
	Fringe Benefits	45,459
	Operating	62,840
	Capital	-
	Total	237,842
516000	Aquatics	
	Personnel	938,532
	Fringe Benefits	340,511
	Operating	282,730
	Capital	-
	Total	1,561,773
516010	WL Stephens Pool	
	Personnel	-
	Fringe Benefits	-
	Operating	1,000
	Capital	-
	Total	1,000
516020	MLK Pool	
	Personnel	-
	Fringe Benefits	-
	Operating	1,000
	Capital	-
	Total	1,000
516030	Herbert Hasell Pool	
	Personnel	-
	Fringe Benefits	-
	Operating	200
	Capital	-
	Total	200
516035	James Island Pool	
	Personnel	-
	Fringe Benefits	-
	Operating	1,500
	Capital	-
	Total	1,500
516040	Swim Team	
	Personnel	-
	Fringe Benefits	-
	Operating	29,760
	Capital	-
	Total	29,760
517000	Tennis	
	Personnel	508,443
	Fringe Benefits	161,607
	Operating	52,000
	Capital	-
	Total	722,050

517010	Charleston Tennis Center	
	Personnel	-
	Fringe Benefits	-
	Operating	97,974
	Capital	-
	Total	97,974
517020	Maybank Tennis Center	
	Personnel	-
	Fringe Benefits	-
	Operating	59,555
	Capital	-
	Total	59,555
517030	Inner City Youth Tennis	
	Personnel	-
	Fringe Benefits	-
	Operating	2,675
	Capital	-
	Total	2,675
518000	Gymnastics	
	Personnel	212,227
	Fringe Benefits	72,177
	Operating	-
	Capital	-
	Total	284,404
518010	Gymnastics Training Center	
	Personnel	-
	Fringe Benefits	-
	Operating	23,245
	Capital	-
	Total	23,245
DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS		
518550	Maritime Center	
	Personnel	219,794
	Fringe Benefits	108,232
	Operating	269,625
	Capital	-
	Total	597,651
DEPARTMENT OF PARKS		
520000	Capital Projects	
	Personnel	545,801
	Fringe Benefits	179,995
	Operating	356,328
	Capital	-
	Total	1,082,124
521000	Parks Administration	
	Personnel	800,456
	Fringe Benefits	303,597
	Operating	148,649
	Capital	-
	Total	1,252,702

522000	Grounds Maintenance	
	Personnel	3,174,064
	Fringe Benefits	1,485,293
	Operating	1,798,610
	Capital	34,100
	Total	6,492,067

523000	Construction	
	Personnel	475,713
	Fringe Benefits	215,866
	Operating	243,684
	Capital	-
	Total	935,263

526000	Parks Maintenance Projects	
	Personnel	-
	Fringe Benefits	-
	Operating	96,810
	Capital	-
	Total	96,810

DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS

531000	Dock Street Theatre	
	Personnel	322,608
	Fringe Benefits	122,213
	Operating	197,600
	Capital	-
	Total	642,421

EXECUTIVE DEPARTMENT

572000	West Ashley Farmers Market	
	Personnel	16,273
	Fringe Benefits	1,434
	Operating	52,550
	Capital	-
	Total	70,257

Total Culture and Recreation - General Fund **19,880,945**

COMMUNITY PROMOTIONS

DEPARTMENT OF LIVABILITY AND TOURISM

600000	Tourism	
	Personnel	276,317
	Fringe Benefits	112,058
	Operating	249,100
	Capital	15,000
	Total	652,475

NON-DEPARTMENTAL

620000	Community Promotions	
	Personnel	-
	Fringe Benefits	-
	Operating	188,200
	Capital	-
	Total	188,200

Total Community Promotions - General Fund **840,675**

HEALTH AND WELFARE**EXECUTIVE DEPARTMENT**

700000	Public Information	
	Personnel	183,929
	Fringe Benefits	66,137
	Operating	16,900
	Capital	-
	Total	266,966

701000	Mayor's Office for Children, Youth, and Families	
	Personnel	148,340
	Fringe Benefits	57,689
	Operating	24,750
	Capital	-
	Total	230,779

NON-DEPARTMENTAL

710000	Assistance Programs	
	Personnel	-
	Fringe Benefits	-
	Operating	435,250
	Capital	-
	Total	435,250

Total Health and Welfare - General Fund **932,995**

BUSINESS DEVELOPMENT AND ASSISTANCE**EXECUTIVE DEPARTMENT**

810000	Technology Business Development	
	Personnel	-
	Fringe Benefits	-
	Operating	339,801
	Capital	-
	Total	339,801

DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

820000	Business and Neighborhood Services	
	Personnel	268,236
	Fringe Benefits	93,246
	Operating	64,250
	Capital	-
	Total	425,732

EXECUTIVE DEPARTMENT

153000	Youth Programs	
	Personnel	100,920
	Fringe Benefits	22,209
	Operating	13,550
	Capital	-
	Total	136,679

Total Business Development and Assist. - General Fund **902,212**

OTHER

920010	Capital Leases	
	Personnel	-
	Fringe Benefits	-
	Operating	5,160,940
	Capital	-
	Total	5,160,940
920131	Bond, GO 2014 Ref 4.375M GF	
	Personnel	-
	Fringe Benefits	-
	Operating	808,575
	Capital	-
	Total	808,575
920150	Bond, GO 2010 Series B 17.1M	
	Personnel	-
	Fringe Benefits	-
	Operating	1,842,563
	Capital	-
	Total	1,842,563
920160	Bond, GO 2014 22M	
	Personnel	-
	Fringe Benefits	-
	Operating	2,011,275
	Capital	-
	Total	2,011,275
920170	Bond, 2018 12m GO-Recreations	
	Personnel	-
	Fringe Benefits	-
	Operating	-
	Capital	-
	Total	-
	Total Other - General Fund	9,823,353

TRANSFERS OUT

932000	General Fund Transfers Out	
	Transfers Out	1,461,425
	Personnel	-
	Fringe Benefits	-
	Operating	-
	Capital	-
	Total	1,461,425
	Total Transfers Out - General Fund	1,461,425

TOTAL GENERAL FUND APPROPRIATION: 180,183,808

ENTERPRISE FUNDS

DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS

020010	Old Slave Mart Museum	
	Personnel	107,793
	Fringe Benefits	43,508
	Operating	64,249
	Capital	-
	Total	215,550
021010	City Market	
	Personnel	-
	Fringe Benefits	-
	Operating	1,815,511
	Capital	60,000
	Total	1,875,511
021920	Bond, Revenue 2010 2.1M CM	
	Personnel	-
	Fringe Benefits	-
	Operating	185,255
	Capital	-
	Total	185,255
021930	Bond, Revenue 2010A 3.4M CM	
	Personnel	-
	Fringe Benefits	-
	Operating	317,635
	Capital	-
	Total	317,635
022005	Parking Management Services	
	Personnel	1,113,662
	Fringe Benefits	594,534
	Operating	182,239
	Capital	-
	Total	1,890,435
022010	Parking Tickets Revenue Collections	
	Personnel	221,458
	Fringe Benefits	118,519
	Operating	189,928
	Capital	-
	Total	529,905
022016	Parking Facilities Administration-ABM	
	Transfer Out	292,207
	Personnel	-
	Fringe Benefits	-
	Operating	9,505,772
	Capital	4,467,541
	Total	14,265,520

022035	Parking Lot - B.A.M.	
	Personnel	-
	Fringe Benefits	-
	Operating	3,750
	Capital	-
	Total	3,750

DEPARTMENT OF TRAFFIC AND TRANSPORTATION

022045	Parking Meters	
	Personnel	217,823
	Fringe Benefits	87,119
	Operating	874,001
	Capital	-
	Total	1,178,943

DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS

022075	Parking Garage - Cumberland Street	
	Personnel	-
	Fringe Benefits	-
	Operating	287,000
	Capital	-
	Total	287,000

NON-DEPARTMENTAL

022940	Bond SCE&G Revenue 1997 16.6M	
	Personnel	-
	Fringe Benefits	-
	Operating	409,676
	Capital	-
	Total	409,676

022943	Bond, GO 2016 \$12.715M Ref	
	Personnel	-
	Fringe Benefits	-
	Operating	1,322,512
	Capital	-
	Total	1,322,512

022956	Bond, IPRB 26.27M 2015-A PK	
	Personnel	-
	Fringe Benefits	-
	Operating	231,940
	Capital	-
	Total	231,940

022957	Bond, IPRB 5M 2015-B PK	
	Personnel	-
	Fringe Benefits	-
	Operating	1,544,690
	Capital	-
	Total	1,544,690

022958	Bond, IPRB 2xM 2017-B PK	
	Personnel	-
	Fringe Benefits	-
	Operating	1,984,486
	Capital	-
	Total	1,984,486

DEPARTMENT OF PARKS

023010	JPR, Jr. Ballpark	
	Transfer Out	41,483
	Personnel	61,494
	Fringe Benefits	23,350
	Operating	1,940,603
	Capital	-
	Total	2,066,930

DEPARTMENT OF BUDGET, FINANCE AND REVENUE COLLECTIONS

024010	Angel Oak	
	Personnel	79,345
	Fringe Benefits	26,965
	Operating	185,893
	Capital	-
	Total	292,203

027010	Charleston Visitor Center	
	Transfer Out	9,524
	Personnel	408,171
	Fringe Benefits	219,478
	Operating	476,275
	Capital	55,000
	Total	1,168,448

DEPARTMENT OF RECREATION

028010	Municipal Golf Course	
	Transfer Out	408
	Personnel	760,392
	Fringe Benefits	344,033
	Operating	896,276
	Capital	12,000
	Total	2,013,109

TOTAL ENTERPRISE FUND APPROPRIATION: **31,783,498**

TOTAL APPROPRIATION: **211,967,306**

Section 2. The above mentioned appropriations shall be expended according to Sections 2-269 and 2-270 of the Code of the City of Charleston and schedules approved by the Committee on Ways and Means. When it becomes necessary to make a transfer within any department, miscellaneous appropriation above or operating transfers between funds, such transfers shall be made only upon the approval of the Chief Financial Officer or Deputy Chief Financial Officer provided, however, that they shall refer transfers in excess of \$40,000 to the Ways and Means Committee for authorization. Encumbrances are considered reappropriated in the ensuing year and are inclusive in the overall budget for the ensuing year.

Section 3. The above appropriations are on a basis of twelve (12) months, and are effective as of January 1, 2018, but said appropriations for salaries and operations are subject to cancellation or amendment by City Council as any emergency may make necessary.

Section 4. The Mayor is hereby empowered in any emergency and for increased efficiency in administration of government or in the event of any vacancies in any department or division, to transfer any individual or individuals on the payroll from one department or division to another, and any funds from one department, division or administrative function to another.

Section 5. The Chief Financial Officer is hereby authorized to refer for final approval any proposed expenditures for salaries or supplies submitted by any department, board, or commission to the Mayor or the Committee on Ways and Means if, in his judgment such referral is advisable.

Section 6. That the Emergency Fund shall be allocated by the Mayor, the Chief Financial Officer or the Deputy Chief Financial Officer for improvements, adjustments and emergencies provided, however, that allocations in excess of \$40,000 shall be referred to the Committee on Ways and Means for authorization.

Section 7. That if any section, item or portion of this ordinance shall be declared invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining sections, items and portions hereof, which shall remain in full force and effect.

Section 8. All Ordinances and parts of Ordinances in conflict with this Ordinance shall be, and the same hereby are repealed only so far as they are in conflict herewith.

Section 9. This Ordinance shall take effect as of January 1, 2018.

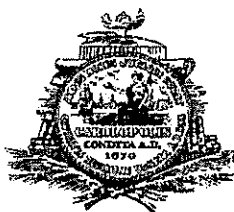
Ratified in City Council this 19th day of December, in the Year of Our Lord, 2017, and in the 242nd Year of the Independence of the United States of America.

ATTEST:

John J. Tecklenburg., Mayor

Vanessa Turner Maybank, Clerk of Council

K4.)



Ratification
Number: 2017- _____

AN ORDINANCE

To raise funds for the fiscal year ending December 31, 2018 and to meet the appropriation of **\$211,967,306** authorized by ordinance 2017-_____ ratified 19th day of December, 2017. (AS AMENDED)

Be it ordained by the Mayor and Council members of Charleston, in the City Council assembled.

Section 1. The revenues of the City government applicable to the financing of the appropriations have been estimated and fixed as shown in the following items:

GENERAL FUND:

Item 1.	Property Taxes	\$ 95,242,230
	Less Local Option Sales Tax Credit	\$ (19,413,000)
	Total	\$ 75,829,230
Item 2.	Licenses	\$ 33,736,900
Item 3.	Sales and User Charges	\$ 519,300
Item 4.	Permits and Fees	\$ 6,345,600
Item 5.	Rents and Concessions	\$ 1,811,822
Item 6.	Fines and Forfeitures	\$ 475,000
Item 7.	Penalties and Costs	\$ 742,200
Item 8.	State of South Carolina	\$ 23,524,936
Item 9.	Recreational Facilities	\$ 1,648,886
Item 10.	Franchise Tax	\$ 14,505,000
Item 11.	Commissioners of Public Works	\$ 1,095,000
Item 12.	Miscellaneous Income	\$ 1,222,616
Item 13.	Interest Income	\$ 450,000
Item 14.	Federal Programs	\$ 203,610
	Total General Fund	\$ 162,110,100
	Total General Fund - Transfers In	\$ 9,654,033
	Total General Fund - Other Financing Sources	\$ 974,070
	Total General Fund Revenues and Financing Sources	\$ 172,738,203

ENTERPRISE FUNDS:

Item 15.	Angel Oak	\$ 331,974
Item 16.	Charleston Visitor Center	\$ 1,185,388
Item 17.	City Market	\$ 2,628,400
Item 18.	Joseph P. Riley, Jr. Ball Park	\$ 1,800,000
Item 19.	Municipal Golf Course	\$ 2,101,750
Item 20.	Parking Facilities	\$ 30,808,591
Item 21.	Old Slave Mart Museum	\$ 373,000
	Total Enterprise Funds Revenue	\$ 39,229,103

Total Revenues & Other Financing Sources **\$ 211,967,306**

Total To Be Appropriated **\$ 211,967,306**

Section 2. That for the purpose of providing the sum of **\$172,738,203** for the General Fund operations set forth in Item 1 above, a tax of 78.1 mills hereby is levied upon every dollar of value of all real and personal property in the City of Charleston to be appropriated for several purposes indicated in the annual Appropriations Ordinance and for the purpose of providing funds for drainage improvements hereby is levied a tax of four (4) mills upon every dollar of value of all real and personal property in the City of Charleston, and for the purpose of providing funds for public safety capital expenditures hereby is levied a tax of one and one-half (1.5) mill upon every dollar of value of all real and personal property in the City of Charleston.

Section 3. That for the purpose of deriving the revenue estimated in Item 10 above, there is levied a fee on all amounts received by any person, firm, or corporation from the sale of electric energy used within the corporate limits of the City of Charleston, except electric energy paid for by the City Council of Charleston, and also a fee on all amounts received by any person, firm or corporation from the sale of natural or manufactured gas used within the corporate limits of the City of Charleston, except gas paid for by the City Council of Charleston, to be paid as other fees herein of the City of Charleston are paid, and to be calculated on the amounts received from the first of January of the previous year through the thirty-first of December of the previous year, which fees shall be in addition to all other taxes and assessments. The total fee shall be five percent (5%) of the retail electric and gas revenues.

Section 4. All taxes hereby levied shall be paid on or before January 15, 2018.

Section 5. That for non-payment of taxes on real estate and other personal property (not motor vehicles) hereby levied in the manner and form hereinabove set out, penalties and costs shall be added and imposed as follows:

January 16, 2018 through February 1, 2018, three percent (3%) plus cost.

February 2, 2018 through March 15, 2018, in addition to the three percent (3%) herein specified, an additional seven percent (7%) plus cost.

After March 16, 2018, in addition to the three percent (3%) and seven (7%) herein specified, an additional five percent (5%) until paid, plus all costs of levy, collections, seizure and sale.

Provided, however, that this shall in no way be construed to extend the time for payments of taxes as hereinabove set forth, and the Officers of the City of Charleston, the County of Charleston or Berkeley County are authorized to proceed with the collection and enforcement by levy, sale or otherwise at any time subsequent to the said first day of February, 2018.

Section 6. The Sheriff of Charleston County or Berkeley County shall determine the date to sell all real property upon which taxes levied under this ordinance are unpaid; provided, however, nothing herein contained shall prevent the sale upon a subsequent date of real property not sold on the above mentioned date because of error, mistake, oversight or other cause.

Section 7. That the taxes herein levied shall constitute a specific lien on the property taxed paramount to all other liens, except those for State and County taxes, from the time the liability for said taxes shall have accrued for the full term of ten (10) years after the said taxes shall have been due and payable.

Section 8. That all funds collected under the authority of this ordinance, except as herein directed, are to be held, used and expended for expenses incurred and to be incurred for the fiscal year 2018 and all such expenses, including those represented by the issuance of tax anticipation notes shall be first paid and shall constitute a first lien upon all such funds, and also upon all to the above levy so far as may be necessary to meet the payment of the said tax anticipation notes for expenses incurred in the fiscal year 2018.

Section 9. That all the above items are to be paid as herein set forth so far as may be necessary and subject to the provisions of Section 8 of this ordinance, but any balances in any of the above items not used or specifically set aside for use, shall revert to the General Fund.

Section 10. That if any sections, item or portion of this ordinance shall be declared invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining sections, items and portion hereof, which shall remain in full force and effect.

Section 11. This ordinance shall take effect January 1, 2018.

Ratified in City Council this 19th day of December, in the Year of Our Lord, 2017, and in the 242nd Year of the Independence of the United States of America.

ATTEST:

John J. Tecklenburg, Mayor

Vanessa Turner Maybank, Clerk of Council



Ratification
Number _____

A N O R D I N A N C E

TO AMEND THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA, CHAPTER 19, SECTION 270 TO PROVIDE FURTHER CLARIFICATION ON RESIDENTIAL PARKING DISTRICT DECAL ISSUANCE. (AS AMENDED)

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS IN CITY COUNCIL ASSEMBLED:

Section 1. Chapter 19, Section 19-270(3)(a) of the Code of the City of Charleston is hereby amended by deleting the following stricken phrases and adding thereto the following underlined phrases, which shall read as follows:

"Sec. 19-270. Issuance of resident and tenant decals.

(a) When an area has been designated as a residential permit parking district, the Director of Traffic and Transportation or his designee shall authorize the issuance of the appropriate residential parking decals for that district.

- (1) No more than two (2) residential parking decals shall be issued to each residential unit, and no more than six (6) residential parking permits shall be issued per Charleston County TMS Number.
- (2) No ~~vehicle~~, resident, or tenant, or property owner shall receive a decal for more than one (1) residential permit parking district at the same time.
- (3) Before a decal shall be issued to a resident, ~~or a tenant, or property owner~~, the resident, or tenant, or property owner shall provide proof of the applicant's residency in the parking district.

(a) Proof of residency shall consist of the following documents all of which shall reflect an address within the district:

- (i) A property tax receipt, deed, or mortgage documents ~~to~~for the property; or,
- (ii) a valid South Carolina identification,
- (iii) a valid South Carolina Vehicle Registration or proof of payment of Charleston County vehicle registration fee, and,
- (iv) a valid lease of at least six months' duration

(b) All decal applicants may be required to submit the most recent Charleston County Tax bill depicting the tax rate for the residential unit for which the applicant is seeking the parking decal.

Section 2.

This Ordinance shall become effective January 1, 2018.

Ratified in City Council this _____ day of _____ in
the Year of Our Lord, 2017, in the _____ Year of
Independence of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

ATTEST:

Vanessa Turner Maybank
Clerk of Council

ml.)



Ratification
Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1 RIVERDALE DRIVE (WEST ASHLEY) (0.26 ACRE) (TMS #418-14-00-080) (COUNCIL DISTRICT 11), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY MAHO HOLDINGS LLC.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

1 Riverdale Drive (West Ashley) (0.26 acre) (TMS #418-14-00-080)

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-1) classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____
in the _____ Year of Our Lord
_____, in the _____ Year of Independence
of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Vanessa Turner Maybank
Clerk of Council

Zoning

1 Riverdale Dr (West Ashley)

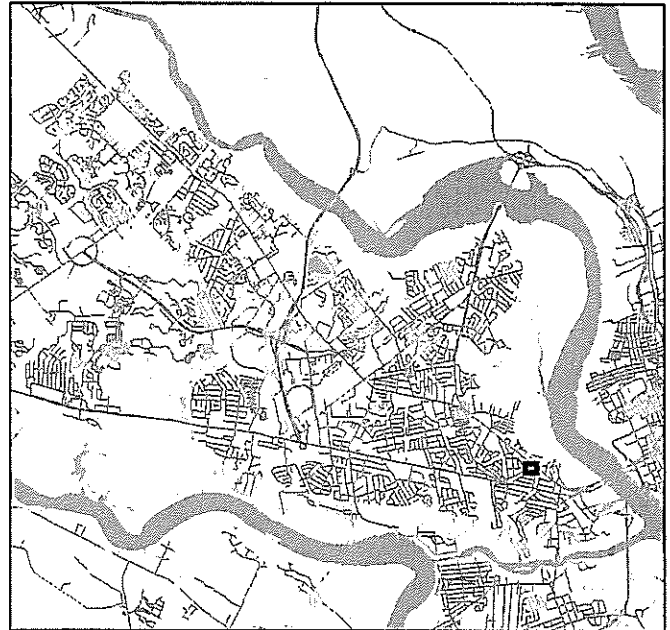
TMS# 4181400080

0.26 ac.

Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Maho Holdings Llc

Area



Location

